

[Visit www.Valencia-Pointe.com](http://www.Valencia-Pointe.com)

<u>Builder Upgrades (Approximately \$118,000)</u>	<u>Builder Upgrades (con't)</u>
<ul style="list-style-type: none">➤ Kitchen<ul style="list-style-type: none">○ Built-in double oven package○ Level V-A cabinet○ Extend cabinet over refrigerator○ Upgraded cabinet crown molding○ Cabinet end panels○ Additional glass door○ Upper and lower Lazy Susan○ Trash pull-out○ Pantry pull-outs○ Group 2 granite○ Full granite backsplash○ Extended 18-inch granite○ Elkay under mount sink○ Grohe Ladylux faucet○ Hot water dispenser○ Soap dispenser➤ Master Bath<ul style="list-style-type: none">○ Shower wall w/marble to ceiling○ Shower grab bar○ 2 marble radius shelves○ Frameless Shower Door○ Level V-A Cabinet○ Jacuzzi Tub○ Mirrors to ceiling w/bevels○ Marble countertops○ Under mount sinks○ Moen Eva Brushed nickel faucets○ San Raphael one-piece toilet➤ Bath 2<ul style="list-style-type: none">○ Shower wall w/marble to ceiling○ marble radius shelves○ Frameless Shower Door○ Level V-B Cabinet○ Mirrors to ceiling w/bevels○ Marble countertops○ Under mount sinks○ Moen Eva Brushed nickel faucets○ San Raphael one-piece toilet➤ Bath 3<ul style="list-style-type: none">○ Shower wall w/marble to ceiling○ Frameless Shower Door○ Level V-B Cabinet○ Mirrors to ceiling w/bevels○ Marble countertops○ Under mount sinks○ Moen Felicity – Oil Rubbed Bronze○ San Raphael one-piece toilet	<ul style="list-style-type: none">➤ Interior General<ul style="list-style-type: none">○ American Crème marble floors installed on the diagonal○ Solid-core doors○ Saturnia marble window sills○ Level V and VI carpet○ Glass block window in Hall○ 3 foot garage extension○ Central vacuum system○ Intercom system➤ Electrical upgrades<ul style="list-style-type: none">○ 50+ additional recessed lights○ 5 additional outlets○ 16 Additional switches○ 14 additional cable outlets○ Decora style outlets○ 20 Amp dedicated circuit in garage○ 2 additional Fluorescents in garage○ External Security Lights (Full package)○ Additional security keypad○ Motion detector○ Monitored smoke detector○ Stereo pre-wire➤ Laundry Room<ul style="list-style-type: none">○ Glass Block Window○ Upgraded washer and dryer○ 42 inch cabinets➤ Exterior<ul style="list-style-type: none">○ Upgraded patio paver○ Upgraded driveway paver○ Widened entry walkway○ Gutters – Entire House○ Accordion storm shutters○ Two additional hose bibs <p><u>Post-Close Upgrades (Approximately \$95,000)</u></p> <ul style="list-style-type: none">➤ Entire house – 20kw propane generator➤ Built in office furniture➤ Tile in Garage➤ Built-in Garage furniture➤ Upholstered Bar Front➤ Landscaping➤ Extended patio with fence➤ Extended Screened Patio➤ Upgraded fans and Window treatments➤ Mater bedroom closet built-ins➤ Wallpaper