

# Avila Model - 7054 Great Falls Circle

**Prime Lake View – Approximately \$240,000 in upgrades\***

<ul style="list-style-type: none"><li>➤ Kitchen<ul style="list-style-type: none"><li>○ Fully renovated kitchen with stainless appliances</li><li>○ Quartz countertops</li><li>○ Extended counter top</li><li>○ Modern cabinets, drawers and pantry</li><li>○ LED under counter lighting</li><li>○ Custom pantry built-in</li><li>○ Tile backsplash</li><li>○ Cabinet extended over refrigerator</li><li>○ Cabinet pull-outs</li><li>○ Upgraded dishwasher</li><li>○ 2 year old refrigerator</li><li>○ Large stainless sink with filtered water and soap dispensers</li></ul></li> <li>➤ Master Bath<ul style="list-style-type: none"><li>○ Granite counter tops</li><li>○ Upgraded wood cabinets</li><li>○ Decorative cabinet hardware</li><li>○ Kohler Caxton Undermount sinks</li><li>○ Upgraded shower tile with Listello</li><li>○ Shower tile to ceiling</li><li>○ Smart height one piece Toto toilet</li><li>○ Mirrors to ceiling with bevel strips</li><li>○ Built-in linen cabinetry</li><li>○ Custom tile backsplash</li><li>○ Upgraded Moen faucets</li></ul></li> <li>➤ Bath 2<ul style="list-style-type: none"><li>○ Granite counter top</li><li>○ Kohler Caxton undermount sink</li><li>○ Shower in lieu of tub</li><li>○ Shower tile to ceiling with listello</li><li>○ Frameless shower door</li><li>○ Grab bar</li><li>○ Modern polished chrome faucet</li></ul></li> <li>➤ Powder Room<ul style="list-style-type: none"><li>○ Granite countertop</li><li>○ Wood cabinets</li><li>○ Modern brushed stainless faucet</li></ul></li></ul> <p><b><u><a href="http://www.JeffreyJKatz.com">Visit www.JeffreyJKatz.com</a></u></b></p>	<ul style="list-style-type: none"><li>➤ Interior General<ul style="list-style-type: none"><li>○ 20x20 tile on the diagonal throughout (no carpet)</li><li>○ Every closet fit with custom “California style” built-ins</li><li>○ Office built-in wall unit and desk</li><li>○ Upgraded Washer and Dryer</li><li>○ Additional laundry room cabinets and drying bar</li><li>○ Crown molding</li><li>○ High end lighting fixtures and fans</li><li>○ High end window treatments</li><li>○ Wall sconces in dining room</li><li>○ Replaced water heater</li><li>○ Office pocket door</li><li>○ Built-in bedroom 2 cabinetry</li><li>○ Granite foyer sills</li></ul></li> <li>➤ Electrical upgrades<ul style="list-style-type: none"><li>○ Approximately 45 recessed lights</li><li>○ Custom Hotwire TV and Internet CAT 6 wiring</li><li>○ Ceiling Speakers in family room</li><li>○ Dimmer switches</li><li>○ Additional switches</li><li>○ 3-way light switches</li><li>○ Additional outlets</li><li>○ Decora outlets</li><li>○ 2016 dual speed Carrier A/C units (2) with high efficiency Hepa filters - 10 year warranty</li><li>○ Additional dedicated 20 amp outlets</li></ul></li> <li>➤ Exterior<ul style="list-style-type: none"><li>○ Epoxy garage floors</li><li>○ Extensive landscaping</li><li>○ Master bedroom French door</li><li>○ Upgraded patio pavers</li><li>○ Extended 42x13 patio</li><li>○ Widened entry walkway</li><li>○ Widened driveway</li><li>○ Gutters</li><li>○ Rear security lights</li><li>○ Sun screen film on all windows</li><li>○ Accordion storm shutters</li><li>○ Upgraded garage and patio coach lights</li><li>○ Garage extended 2 feet deep</li></ul></li></ul>
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\*Includes Lot Premium - Information deemed reliable but not guaranteed