

Lydia Model - 12006 Bear River Rd.

Private Lake / Fountain View

- **Exterior**
 - Storm Smart hurricane screen
 - Expanded, screen enclosed patio
 - Custom summer kitchen
 - Impact windows & doors including double glass entry doors
 - Widened entryway and driveway pavers
 - Whole house gutters
 - Upgraded landscaping, front and back
 - Ring doorbell and rear security lights
 - Extended garage includes epoxy flooring & wireless keypad
- **Flooring**
 - Tobacco Road Acacia solid hardwood with a custom foyer inlay
- **Kitchen**
 - Quartz countertops with glass tile backsplash
 - 18-inch counter height bar with pendant light trio
 - Cabinets
 - 42-inch upper cabinets with crown molding and above cabinet lighting
 - Light valance with under cabinet lighting
 - Split glass doors with tower range cabinets
 - Tons of pullouts, pot & pan drawers, double trash pullout & Lazy Susan
 - Custom pantry door to match cabinetry
 - Upgraded stainless steel appliances
 - French door refrigerator
 - Built-in cooktop with wall oven
 - Wine cooler
 - Delta faucet with touch activation
- **Bathrooms**
 - Framed mirrors to ceiling
 - Shower tile to ceiling with listello and shower niches
 - Frameless shower doors
 - Vanity cabinet pullouts
 - Vapor proof high hats in all bathrooms
 - Primary Bath
 - Custom linen cabinet with glass doors & vanity drawers in lieu of cabinets
 - Ultra Quiet exhaust fan
 - Commode – Half tiled wall
- **Miscellaneous**
 - Carrier Performance Series AC with HEPA filter
 - Upgraded R-30 Batt installation
 - Motorized silhouette window treatments in Primary Bedroom
 - Custom closet systems throughout
 - Surround sound speakers installed in Family Room and Patio ceilings
 - Plantation Shutters
 - Tons of hi-hats
 - Crown molding throughout
 - Pocket doors at Laundry Room, Den, Primary Bath, Primary Commode & Bath 3
 - 42-inch laundry cabinets with drying rod
 - Additional security keypads in Primary Bedroom and Laundry Room
 - Saturnia window sills
 - Tinted windows

*Information deemed reliable but not guaranteed