

# Palazzo Model - 9631 Moritz Way

Over \$600k in builder and after market upgrades

<ul style="list-style-type: none"><li>➤ Kitchen – All options are per Model View<ul style="list-style-type: none"><li>○ Sub-zero, Bosch &amp; Wolf appliances</li><li>○ Stacked Dennison Maple cabinets &amp; Colonial Cream granite with upgraded backsplash</li><li>○ Butler's pantry with Corona maple cabinets, Colonial Cream granite &amp; full granite backsplash</li><li>○ Kitchen Island #1 with Dennison Maple cabinets &amp; Colonial Cream granite</li><li>○ Breakfast Bar Kitchen Island #2 with Dennison Maple cabinets &amp; Costa Esmeralda granite</li><li>○ Menu Desk with Corona Maple cabinets, Colonial Cream granite &amp; full granite backsplash</li><li>○ All granite has flat polished countertop edge</li><li>○ Kohler Undertone sink</li><li>○ Vegetable sink</li><li>○ Range top wall-mounted pot filler</li><li>○ Dropped soffit package</li></ul></li><li>➤ Master Bedroom<ul style="list-style-type: none"><li>○ Model viewed Morning Bar with Wayburg Painted Maple cabinets</li><li>○ Electric Hunter Douglas shades</li></ul></li><li>➤ Game Room<ul style="list-style-type: none"><li>○ Game Room extension with full cabana bath</li><li>○ Reconfigured Game Room entry doors</li><li>○ Lauderdale Cherry cabinets</li><li>○ Cabinet enhancement package</li><li>○ Flat polished granite edge &amp; Diano Reale marble countertop</li></ul></li></ul>	<ul style="list-style-type: none"><li>➤ Interior General<ul style="list-style-type: none"><li>○ \$50,000+ Engineered Hickory wood floor package (upstairs)</li><li>○ \$40,000+ Royal Oyster marble floors (downstairs)</li><li>○ \$30,000+ Ellipse stair rail package</li><li>○ Master bedroom model viewed morning bar with Wayburg Painted maple cabinets &amp; Diano Reale granite countertop</li><li>○ Living room fireplace</li><li>○ Model viewed Dining Room ceiling</li><li>○ Model viewed Media Room ceiling</li><li>○ Model viewed upstairs hall cabinets</li><li>○ Model viewed Mudroom cabinets</li><li>○ Mudroom Quartz countertop</li><li>○ Pre-wired &amp; pre-plumbed for fish aquarium</li><li>○ Additional A/C drops</li><li>○ Reinforced chandelier support</li></ul></li><li>➤ Exterior General<ul style="list-style-type: none"><li>○ \$95,000+ custom pool option</li><li>○ Model viewed summer kitchen with sink option</li><li>○ Two foot garage extension (x2)</li><li>○ Garage windows (x2)</li><li>○ Garage side service door (x2)</li><li>○ Garage pre-plumbed for refrigerator ice maker</li><li>○ Garage laundry sink</li><li>○ Upgraded Rustica marble patio pavers</li><li>○ Model viewed front paver package with Rustica marble pavers</li><li>○ Family Room French Doors</li><li>○ Outdoor shower</li></ul></li></ul>
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\* Full description on upgrades available upon request. Information deemed reliable but not guaranteed

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<ul style="list-style-type: none"><li>➤ Master Bath<ul style="list-style-type: none"><li>○ Vertical spa shower package</li><li>○ Hand-held shower head</li><li>○ Additional shower head</li><li>○ Wayburg Painted Maple model viewed cabinet layout</li><li>○ Diana Reale marble shower walls &amp; floors</li><li>○ Shower marble extended to ceiling</li><li>○ Marble tub deck</li><li>○ Model viewed marble vanity</li><li>○ Brushed Nickel shower enclosure</li><li>○ Brushed Nickel Kohler Devonshire bathroom faucet</li><li>○ Shower niche</li></ul></li><li>➤ Bath 2 / Bath 3 / Bath 4<ul style="list-style-type: none"><li>○ Shower walls extended to ceiling</li><li>○ Banjo granite vanity</li><li>○ Mirror to ceiling</li><li>○ Hand-held shower head</li></ul></li><li>➤ Bath 5 / Bath 6<ul style="list-style-type: none"><li>○ Shower walls extended to ceiling</li><li>○ Mirror to ceiling</li><li>○ Hand-held shower head</li></ul></li><li>➤ Cabana Bath<ul style="list-style-type: none"><li>○ San Michele shower walls with Raja White floors</li><li>○ Shower walls extended to ceiling</li><li>○ White Snow granite countertops with flat polished edge</li><li>○ Lagrange Cherry vanity cabinets</li></ul></li></ul>	<ul style="list-style-type: none"><li>➤ Powder Room<ul style="list-style-type: none"><li>○ Model viewed layout with Firestone Shelburne cabinets</li><li>○ Bianco Antico flat polished granite countertops</li><li>○ Kohler Briolette vessel sink</li><li>○ Forte tall single control faucet</li></ul></li><li>➤ Electrical upgrades<ul style="list-style-type: none"><li>○ \$22,000+ custom wiring package</li><li>○ Thermostat control &amp; exhaust fan for A/V equipment</li><li>○ Approximately 80 recessed lights</li><li>○ Lighting dimmer controls</li><li>○ Security lights</li><li>○ Additional switches</li><li>○ Dedicated 20-amp circuits in garage (x2)</li><li>○ Pre-wired for wall sconces</li><li>○ Pre-wired for chandelier lift</li><li>○ Central Vacuum System</li></ul></li><li>➤ Laundry Room 1<ul style="list-style-type: none"><li>○ Alternate laundry room package</li><li>○ Cabinet enhancement package</li><li>○ Quartz countertop</li></ul></li><li>➤ Laundry Room 2<ul style="list-style-type: none"><li>○ Cabinet enhancement package</li><li>○ Quartz countertop</li></ul></li></ul>
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