

Carlyle Model - 12210 Glacier Bay Drive

Prime Lake View –Approx. \$300,000 in upgrades*

➤ **Kitchen**

- Refrigerator and dishwasher cabinet panels
- Martinique II Maple crystal white kitchen cabinets
- Cabinet end panels
- Model viewed cabinet layout including
 - Wall cabinets with clear glass doors and Puck lights
 - Stanisci H2 wood hood with Sorrento supports
 - 2 arts and crafts style Corbels
 - 24" deep cabinet above refrigerator
 - Two 4 drawer base cabinets on each side of cook top
 - Corner base cabinet with Lazy Susan
- Split pantry with Granite counter top, drawers and glass doors
- White Glacier granite countertops with beveled edge
- Full granite and tiles backsplash
- Double oven and built-in refrigerator
- Extended counter top over finished cabinet panel knee wall
- Vegetable sink in island
- Space Saver built-in microwave
- Soap dispenser
- Roll outs

➤ **Master Bath**

- Alternate Master Bath plan with no tub and extended shower/counters
- Frameless shower door
- 24x12 Florentine Carrara shower wall tile (brick lay) and floor
- Tile extended to ceiling
- Bedrosians Subway tile Listello
- Hand held shower head
- Shower grab bar
- Custom framed mirrors
- Custom faux paint
- 24x12 Porcelain tile
- Blue Pearl granite counter tops
- Additional drawers
- Brushed Satin Nickle Clear Crystal cabinet knobs
- Comfort height commode
- Upgraded exhaust fan in main bath and W/C

➤ **Bath 2 / Bath 3**

- Custom faux paint
- Granite counter tops
- Shower tile to ceiling
- Shower Listellos
- Frameless shower door Bath 3
- Designer under mount sink
- Upgraded faucets
- Comfort height commode

Carlyle Model - 12210 Glacier Bay Drive

Prime Lake View –Approx. \$300,000 in upgrades*

- **Powder Room**
 - Free standing wood vanity with upgraded hardware, granite top and under mount sink
 - Commode pocket door
 - Cabana bath door to patio
 - Custom framed mirror
 - Comfort Height toilet
 - Upgraded exhaust fan

- **Interior General**
 - 24x24 rectified, mud set glossy white porcelain tile
 - Upgraded Carrier Performance series A/C
 - HEPA A/C air filters
 - Converted garage into office
 - Level 5 (flat) ceilings throughout
 - Solid core doors with applied molding
 - Case molding added to all closets
 - Laundry room “pantry closet”
 - Laundry room recessed ironing board
 - Custom Valances and window treatments throughout the home
 - Custom Faux paint in Great Room and foyer coffer ceiling
 - Bar converted to storage room
 - High end chandeliers, pendant lighting, fans and light fixtures throughout
 - Crown molding
 - Expanded master bedroom closet
 - Every closet fit with custom “California style” built-ins

- **Electrical Upgrades**
 - Over 45 Recessed lights
 - Smoke detector wired to alarm
 - Additional switches
 - Floor outlet in Great Room

- **Exterior Upgrades**
 - Full house generator with 500 gallon propane tank
 - Extended patio and screen enclosure
 - Large picture window screens
 - Travertine marble pavers
 - Summer Kitchen with refrigerator and tiled back splash
 - Widened entry pavers
 - Impact glass windows and doors
 - Extensive exotic landscaping in front and back featuring lighting, and palms
 - Gutters

*Includes Lot Premium - Information deemed reliable but not guaranteed