

# Pamplona Grand Model - 9175 Bal Bay Pt.

Approximately \$300,000 in upgrades\*

## ➤ **Kitchen**

- Built-in Monogram GL appliances
- Double oven
- Induction cooktop
- Nevis Maple wood cabinets
- Finished cabinet end panels
- Upgraded cabinet crown molding
- Model viewed cabinet layout including
- Wall cabinets with clear glass doors and lights
- 36" Stanisci wood hood
- Extended raised countertop
- Wainscoting on back of knee wall
- Base Cabinet drawers
- Corner base cabinet with Lazy Susan
- Ivory Crema granite countertops with Ogee edge
- Kitchen island
- Tiled backsplash
- Cabinet pull-outs
- Trash pull-out
- Soap dispenser
- Water purification system

## ➤ **Master Bath**

- Frameless shower door
- 18x18 marble shower wall tile
- Tile extended to ceiling
- Master shower Listellos (4)
- Hand held shower head
- St. Vincent wood cabinets (Level 7)
- Finished door panels on tub skirt
- Marble counter tops with Ogee edge
- Under mount sinks
- Mirrors to ceiling with wood frames
- Ultra quiet exhaust fan
- Comfort height commode
- Kohler Devonshire fixtures

## ➤ **Bath 2 and Bath 3**

- 18x18 marble shower wall tile
- Tile extended to ceiling
- Hand held shower head
- Frameless shower door
- Upgraded wood cabinets
- Marble counter tops with Ogee edge
- Under mount sink
- Mirrors to ceiling
- Ultra quiet exhaust fan
- Moen Felicity fixtures

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## ➤ Interior General

- 18x18 Adana stone marble floors on the diagonal in living areas
- HEPA A/C air filters
- Flat finish inside all coffer ceilings
- Solid core doors with applied molding
- Glass French doors in Den
- Floor to ceiling book shelves and designer wall unit in den
- Case molding added to all closets and windows
- Saturnia marble window sills
- Designer wall paper
- Custom window treatments throughout the home
- Custom Great Room coffer ceiling
- High end chandeliers, pendant lighting, fans and light fixtures throughout
- Custom designed crown molding throughout
- "California style" built-in closets
- Central vacuum system
- 42-inch laundry room cabinets

## ➤ Electrical Upgrades

- Over 45 Recessed lights
- Smoke detector wired to alarm
- Additional switches and dimmer switches
- Upgraded cable/internet wiring
- Additional outlets
- Wall sconces
- Security lights
- Motion detector
- Additional security keypad
- Recessed speakers throughout house & poolside w/individual volume control

## ➤ Exterior Upgrades

- Oversized, heavily landscaped, private yard
- Extended patio with raised hot tub deck
- Custom heated pool with sun shelf , waterfall and hot tub
- Custom oversized Trellis with integrated landscaping
- Impact resistant glass entry doors
- 2 foot garage extension and garage side service door
- Exterior shower
- Upgraded front and back pavers
- Widen driveway and entry pavers
- Accordion shutters
- Extensive exotic landscaping in front and back
- Gutters

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\*Includes Pool. Information deemed reliable but not guaranteed