

# Vienna Model - 12897 Parrot Pond

*Call for full list of approximately \$250,000 in upgrades*

- Exterior
  - Patio retractable "hurricane screen"
  - Etched glass entry door/side light
  - Upgraded and widened driveway and entryway pavers
  - Whole house gutters
  - Extensive landscaping & lighting
  - Gas stub out for future Summer Kitchen
  - Custom extended patio
  
- Kitchen & Dining Room
  - Quartz countertops with beautiful tile backsplash
  - Range tower chimney hood
  - Over and under cabinet lighting
  - Built-in oven and microwave combo
  - Pots and pans drawers / cabinet pull-outs
  - Custom fitted utensil and cutlery drawers
  - French door refrigerator
  - Kitchen Island cabinet panels
  
- Bedrooms & Bathrooms
  - Quartz countertops with upgraded edges
  - Framed vanity mirrors to ceiling in all baths
  - Frameless shower doors in Primary Bath and Bath 2
  - Custom linen closet in Primary Bath and outside Powder Room
  - Custom closet systems
  - Shower in lieu of Tub in Bath 2
  - Toto one-piece toilets
  - Call for full list of bath upgrades
  
- Miscellaneous
  - Level 5 orange peel (smooth) ceilings throughout
  - High-end Carrier Performance A/C with Nest thermostat
  - Custom built-in wall unit with lighting in Great Room
  - Solid core doors
  - 24x24 Rectified tile in living areas and Den
  - LED hi-hats and dimmer switches throughout
  - Plantation shutters
  - Electric window treatments in Great Room and Primary Bedroom
  - Upgraded lighting fixtures & ceiling fans throughout
  - Upgraded washer and dryer
  - Laundry Room Quartz counter tops
  - Water softener and water purification system
  - Storage room glass barn door
  
- Garage
  - Epoxy floor
  - Built-in cabinets

\*Information deemed reliable but not guaranteed