

# **16825 Pavilion Way - Upgrade Highlights**

**Over \$800,000 in builder and after market upgrades\***

- **Gourmet Kitchen**
  - Over \$60,000 in builder kitchen upgrades including stacked cabinets with enhancement package, high-end KitchenAid appliances such as gas cooktop and canopy range, tons of pull outs, drawers and more
  
- **Luxury Bathrooms**
  - Over \$35,000 in builder master bath upgrades
  - Over \$40,000 in builder upgrades for additional bathrooms
  
- **Interior Features**
  - Approximately \$65,000 invested into high-end paint, wallpaper, and window treatments including Plantation Shutters, high-end drapes motorized shades in the Living Room and Primary Bath and more
  - Approximately \$140,000 in built-in wall units and closet systems throughout the house
  - Custom wormwood paneling in wine room with glass door
  - Enhanced wet bars each with KitchenAid mini fridge
  - Two performance model Carrier HVAC systems, both equipped with two UV lights & HEPA filter
  - High end flooring including marble, engineered wood, porcelain tile and carpet
  
- **Electric**
  - High-end light fixtures including Swarovski chandelier in Foyer
  - Tons of LED high hats
  - Recessed speakers
  - Private satellite connectivity, video monitor with built-in camera system
  - Two story formal Living Room equipped with electric chandelier lift
  - Intrasonic L2000 intercom system
  
- **Exterior Features**
  - \$60,000 custom heated pool with sun-shelf, saltwater system and marble pool deck
  - Custom summer kitchen valued at approximately \$25,000
  - Picture-frame enclosure with break away panels valued over \$30,000
  - 45-kw full house generator valued over \$20,000
  - Central vacuum system
  - Upgraded landscaping with lighting
  - Extended garages includes built-in storage & wall organization, epoxy flooring, tankless water heater and automatic water leak protection

\* Full description of builder upgrades available upon request. Information deemed reliable but not guaranteed.