

Carlyle Model - 12842 Big Bear Bluff

Prime Lake View – Over \$450,000 in upgrades*

➤ **Kitchen**

- Caesarstone quartz counter tops with flat edge
- Eliminated raised counter top
- Glass subway tile backsplash
- Pot and pan drawers
- 36 inch GE Monogram chimney hood
- Cancun maple Cadet – main cabinets
- Cancun maple Driftwood – island cabinets
- Cabinet end panels
- Cabinet pull-outs
- Upgraded cabinet crown molding
- Upgraded 5 inch Bushed Satin Nickel Modern Metro cabinet hardware
- Pot and Pan drawers
- Cabinet trash pull-out
- Moen 1600 series large single bowl sink
- Moen Arbor faucet
- Insta-hot water dispenser

➤ **Interior General**

- Custom built-in Great room media center
- Extensive custom woodwork in Great Room, Dining Room and Foyer
- Designer window treatments throughout
 - Drapes
 - Blinds
 - Remote control shade in Great Room
 - Plantation shutters
- Designer wall paper in:
 - Dining room
 - Master bedroom
 - Master Bath
 - Powder Room
- Interior of house repainted
- Dining room sconces
- 24x12 Simply Modern Storm gray tile
- Designer upgraded carpets in all bedrooms
- Custom “California style” built-ins closet systems throughout
- 42 inch laundry Room cabinets
- Laundry room quartz counter tops
- Upgraded variable speed Performance model A/C systems includes 10 year parts and warranty (May 2017)
- A/C system UV air sanitizers and Nest Thermostats
- High end light fixtures and fans throughout the house
- Quiet exhaust fans in all bathrooms
- Level 5 finish (flat) in all coffer ceilings
- Honeywell central vacuum system
- Solid core doors with applied molding throughout
- Case molding added to all closets
- 80 gallon water heater

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➤ **Master Bath**

- Vanilla Noir Caesarstone quartz counter tops with square edge
- Nevis Maple Ebony cabinets with upgraded hardware
- Built-in linen cabinet
- Kohler Ladena under mount sinks
- Frameless shower enclosure
- 24x12 Simply Modern shower tile to ceiling in Bricklay pattern
- Additional shower niche
- Shower grab bar
- Tiled tub skirt
- Dropped vanity makeup desk
- Mirrors to ceiling with wood frame
- Toto Supreme II one piece, comfort height toilet

➤ **Bath 2**

- Caesarstone quartz counter top with banjo extension and flat edge
- Cancun Maple Driftwood cabinets with upgraded hardware
- Shower in lieu of tub in Bath 2
- Hand held shower head
- 24x12 Simply Modern shower tile to ceiling in Bricklay pattern
- Frameless shower door
- Kohler Ladena under mount sink
- Mirrors to ceiling with wood frame
- Moen Method widespread faucet
- Toto Eco Supreme one-piece toilet

➤ **Bath 3**

- Caesarstone quartz counter top with banjo extension and flat edge
- 24x12 Simply Modern shower tile to ceiling in Bricklay pattern
- Frameless shower door
- Hand held shower head
- Kohler Ladena under mount sink
- Mirrors to ceiling with wood frame
- Cancun Maple Driftwood cabinets with upgraded hardware
- Moen Method widespread faucet
- Toto Eco Supreme one-piece toilet

➤ **Powder Room**

- Vanilla Noir Caesarstone quartz counter top with flat edge
- Nevis Maple Ebony cabinets with upgraded hardware
- Kohler Ladena under mount sink
- Moen Method widespread faucet
- Cabana bath door to patio
- Toto Eco Supreme one-piece toilet

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- **Great Room Wet Bar**
 - Beverage center wine cooler
 - Reflekt Acrylic Metallic Silver cabinets
 - Vanilla Noir Caesarstone quartz counter tops
 - Full quartz backsplash
 - Kohler Purist faucet
 - Kohler Vault stainless sink

- **Electrical Upgrades**
 - Whole house generator with 1,000 gallon propane tank
 - Over 40 high hats with LED light bulbs
 - Two floor outlets
 - Decora outlets
 - Additional wall outlets
 - Additional switches
 - 3-way light switches
 - Dimmer switches
 - Security lights in front and back on timers
 - Additional alarm keypads (total 3)
 - Smoke detector wired to alarm
 - Upgraded all exterior fixtures

- **Exterior Upgrades**
 - Impact glass windows and doors
 - Wall to wall entry pavers
 - Whole house gutters
 - Foxtail palms in front and rear of house
 - Additional hose bib
 - Garage
 - 2 foot extension on two car garage
 - Built-in cabinets
 - Sealed/painted floors

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*Includes Lot Premium - Information deemed reliable but not guaranteed