

Lydia Model - 12151 Bear River Road

Lake View / Full House Generator – Over \$250,000 in upgrades

➤ **Kitchen**

- Granite countertops
- Widened raised countertop
- Glass tile backsplash
- Espresso with Sable Glaze cabinets
- Split glass doors
- Cabinet range tower
- Finished cabinet end panels
- Finished knee wall to match cabinets
- Counter depth French door refrigerator
- Cabinet extended over refrigerator
- Double trash pull-out
- Pot and pan drawers
- Silverware drawer
- Base cabinet pull-outs
- Water filtration system
- Moen Camerist faucet

➤ **Master Bath**

- Glass Barn Door (commode)
- “Model View” cabinet layout
- Finished cabinet linen closet
- Base cabinets
- Finished knee wall
- Mirrors to ceiling with wood frame and applied molding
- Trinidad Espresso cabinets
- Giallo Ornimental granite countertops
- Upgraded 24x12 Florentine Nociolla shower wall tile with Listello
- Shower tile to ceiling
- Finished door panel tub skirt
- Granite tub splash & window sill
- Frameless shower door enclosure
- Kohler Memoir sinks
- Upgraded quiet exhaust fans
- Smart height toilet
- Moen Voss Brushed Nickel faucet
- Moen Brushed Nickel hand held shower head

➤ **Bath 2**

- Brazilian Black granite banjo countertop
- Upgraded 24x12 Florentine Nociolla shower wall tile with Listello
- Frosty White Lexington Maple cabinets
- Kohler Memoir sink
- Mirrors to ceiling with wood frame
- Smart height toilet
- Moen Branford Brushed Nickel faucet

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➤ Bath 3

- Giallo Ornimental granite banjo countertop
- Upgraded 24x12 Florentine Nociolla shower wall tile with Listello
- Lexington Cherry Espresso cabinets
- Kohler Memoir sink
- Shower drapery
- Mirrors to ceiling with wood frame
- Smart height toilet
- Moen Branford Brushed Nickel faucet
- Brushed Satin Nickel Crystal knobs

➤ Interior General

- 24x24 rectified tile and 24x6 wood plank tile in living areas
- 24x6 wood plank tile in Master bedroom
- Foyer floor listello
- Dining room floor listello
- Upgraded carpet (and pad) in Bedroom 2, Bedroom 3 and Den
- Built-in den wall unit/desk
- Built-in bedroom wall unit/desk
- Built-in hallway finished cabinet linen closet
- Master bedroom coffer ceiling finished in Venetian Planster
- Gold Leaf living room coffer ceiling
- Master Bedroom pillars
- Venetian plaster on Master bedroom walls with pillars
- Decorator wall paper
- Applied decorative moldings
- Iron and Glass arch in-between Living Room and Family Room/Kitchen
- Upgraded Carrier Performance A/C
- High end light fixtures throughout the house
- Decorator fans throughout
- Decorator window treatments
- Master bedroom closet fit with custom “California style” built-ins
- Garage cabinets
- 42 inch laundry room cabinets
- Additional laundry room cabinets
- High-end washer and dryer
- Crown molding

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➤ **Electrical Upgrades**

- “Ring” doorbell
- Security cameras inside and out
- Over 40 recessed high hats
- Dimmer switches
- Additional switches
- Additional outlets
- Decora outlets
- Keyless garage entry
- Additional security keypad
- Rear security lights
- Additional patio light

➤ **Exterior Upgrades**

- Full house generator
- Fountain water feature
- Extensive landscaping
 - Custom landscape design
 - Foxtail palms – front and back
 - River Rock
 - Sylvestrie Palms front and back
 - Exterior low voltage lighting
- Front gate
- Upgraded patio pavers
- Upgraded driveway pavers
- Increased width of walkway
- Etched glass front entry doors
- Etched glass patio door
- Impact glass windows and doors
- Extended fenced patio
- Gutters
- Upgraded garage and patio coach lights

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*Information deemed reliable but not guaranteed