

Carlyle Model - 8673 Klondike Peak Manor

Prime Lake View on Cul-de-sac

➤ Highlights

- Theater - State of the art
 - 112-inch high definition projection screen
 - All electronic equipment included (except Comcast)
 - 6 luxurious leather electric reclining theater chairs
 - High end sound proofing treatment
 - Approximately 265 square feet
- Smart House
 - Free 2 hour train included with purchase (Boca Smart Home)
 - Central control system
 - Sonos sound system
 - Lutron lighting system throughout
 - 7 cameras (2 PTX and 5 stationary)
 - Nest Thermostat and Ring Cameras
- Retractable patio screen
- Level 5 (flat) ceilings throughout
- Solid core doors with applied molding
- Oversized lot
 - Extensive exotic landscaping in front and back (w/lighting)
 - Zen Garden
- Expansive patio with textured porcelain tile set on concrete slab
- Salt water heated pool and spa and fountain
 - Aqualink control system (remote or cell phone)
- Garage extended two feet
- Every closet fit with custom "California style" built-ins
- Central vacuum system
- Remote control Blinds
 - Great room sliders
 - Transom windows in kitchen and dining room
- Case molding on windows and closets
- Great Room built-in wall unit
- Double glass door entry
- Garage A/C unit and insulated door, Epoxy floor, storage
- Impact glass windows and doors
- Furniture Inventory to be provided

➤ Kitchen

- Upgraded cabinets and granite
- Backsplash transom window
- Built-in Double oven
- Built-in 42-inch refrigerator
- 36-inch wall mounted hood
- Tons of pull-outs

➤ Exterior Upgrades

- Widened entry pavers
- Extra wide and long driveway
- Gutters

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➤ **Bathrooms**

- Upgraded cabinets and granite counter tops
- Frameless shower doors
- Upgraded shower tiles extended to ceiling
- Framed mirrors
- Cabinet tub skirt in master bath
- Under mount sinks
- Upgraded fixtures
- Comfort height commodes with Bidet/heated toilet seats
- Commode wall removed in powder room and master bath

➤ **Interior – Additional Upgrades**

- Fully upgraded wet bar
- Custom Faux paint in dining room, master bedroom and foyer ceilings
- Custom plaster wall design in club room
- Custom blinds and drapes
- Porcelain tile in living areas and upgraded carpet in bedrooms
- Upgraded Crown molding throughout
- Laundry room
 - “Utility closet” cabinets
 - Upgraded front load Washer and Dryer

➤ **Electrical Upgrades**

- Over 45 recessed LED lights
- High end chandeliers, fixtures and fans
- Smoke detector wired to alarm
- Floor outlet in Great Room
- Security lights
- Landscape lights

➤ **Estimated Costs: Approximately \$700,000***

- After Market Upgrades: Approximately \$300,000 (includes pool)
- GL Homes Upgrades: Approximately \$55,000
- Landscaping: Approximately: \$70,000
- Lot Upgrade: \$135,000 (Current equivalent in Valencia Grand \$300k+)

➤ **Valencia Cove HOA Fees Include:**

- Comcast: Cable and Internet
- Alarm Monitoring
- \$250 Café credit per year (1st year prorated)
- Lawn care (outside fence)

*Seller Estimates - Information deemed reliable but not guaranteed