

# 7110 Great Falls Circle - Pamplona Grand

## Builder Upgrades (Approximately \$137,000)

- Kitchen
  - Built-in Convection double oven
  - Extend cabinet over refrigerator
  - Cabinet pull-outs
  - Group 2 granite
  - Extended 18-inch granite
  - Cast Iron enamel sink
  - Kohler Avatar faucet
  - Insta-Hot water dispenser
- Master Bath
  - Group F wall tile to ceiling w/listello
  - Level V cabinet
  - Marble countertops
  - Frameless shower door
  - Moen Monticello Widespread faucets
  - San Raphael 1-piece toilet
- Bath 2
  - Group F shower wall tile to ceiling
  - Grab bar
  - Frameless shower enclosure
  - Moen Monticello Widespread faucets
  - San Raphael 1-piece toilet
- Bath 3
  - Group F shower wall tile
  - Frameless shower enclosure Moen
  - Monticello Widespread faucets
  - San Raphael 1-piece toilet
- Laundry Room
  - Upgraded washer
  - Upgraded dryer
- Electrical upgrades
  - 55+ additional recessed lights
  - Additional switches
  - Dimmer switches
  - Additional phone outlets
  - Additional cable outlets
  - Decora style outlets
  - Monitored smoke detector
  - 20-Amp dedicated circuit
  - Additional security keypad
  - Outside security lights
  - Additional patio light

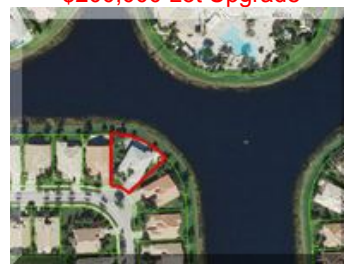
## Builder Upgrades (con't)

- Interior General
  - 20 x 20 - Level VI rectified porcelain tile laid on the diagonal (no carpet)
  - Rounded corner bead
  - Knockdown finish on walls
  - Ultra violet air cleaner on A/C
  - High efficiency air cleaner on A/C
  - R-30 Batts insulation
  - Added case molding to all closets
  - Central Vacuum
- Exterior
  - Custom Pool
  - Garage extended 2 feet
  - 80 gallon water heater
  - Upgraded pavers, front and back
  - Widened entry walkway
  - Widened Driveway
  - Accordion storm shutters

## Post-Close Upgrades (Approximately \$75,000+)

- Extensive landscaping (front, sides, back yard)
- Extensive patio additions with Flagstone pavers
- Armstrong laminate floor in bedrooms and office
- Full house generator
- Designer closets
- Entire backyard is fenced
- Water softener system
- Water purification system
- Center kitchen Island
- Additional kitchen cabinet work including custom wine rack, pull-outs and more
- Custom window treatments
- Lightning protection system
- Built in wall units in Dining room, office, bedrooms and garage
- Ceiling fans and light fixtures
- Brown Jordan outdoor furniture included (2 chaise lounges, table, 4 chairs)
- Gutters

**\$200,000 Lot Upgrade**



\*Information deemed accurate but not guaranteed

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