

Upgrades From Builder Totaling \$171,730, Including:

- California Pools heated Pool and Spa
 - Spillway from spa and waterfall
 - Remote control
 - Upgraded backwash that returns water to pool
- Fully landscaped package with additional rear decks
- Natural stone countertops in kitchen and all bathrooms
- Tile in baths
- Kitchen cabinets
- Windows with lifelong breakage replacement and Sun-Coat Max
- Stainless steel appliances throughout
 - 5 Burner Gas Cook Top
 - 42' side by side refrigerator with ice & water
 - Double Convection Oven with warming drawer
 - Microwave
 - Dishwasher with Hidden Control Panel
 - Upgraded granite sink in kitchen
- Fenced backyard
- Wet Bar:
 - Beverage Center
 - Upgraded cabinets
- Plumbing fixtures upgraded throughout
- Lighting fixtures upgraded throughout
- Sliding French Door upgrade in master bedroom and morning room
- Whirlpool tub in master bath
- UPG Water package upgrade – Water softener and reverse osmosis system
- Both exterior and interior finishes upgraded
- Glass block windows in master bath
- Surround sound system in great room and exterior speakers
- Master closet upgraded to include built in cabinets and shelving
- "Speak Easy" upgraded front door
- Driveway and courtyard upgraded with pavers

Additional Upgrades:

- Shea homes "Paradise Package" including
 - Backyard Grill and Bar
 - Exterior speakers
 - 32" flat screen TV on rear deck
 - Fans on patio
- Owner installed upgraded floor tile
- Central vacuum system
- Wireless network ready