

# FEATURE & UPGRADE LIST

10108 JUPITER HILLS DR.

## 1. Kitchen Features

- All new custom kitchen cabinetry. Matte black euro with gray carcass and champagne gold hardware. Soft close drawers
- Workstation sink with integrated cutting board and drying rack
- Kitchen cabinetry features drawers instead of doors to maximize space and visibility
- Integrated trash can
- Kitchen faucet has optional touch sensor
- Bianco Carrera marble countertops in kitchen with matching Bianco Carrera backsplash
- Sleek Push button pop-up countertop plugs hidden in the countertop

## 2. All new luxury stainless steel appliance package

- Stacked and integrated wall oven & convection/microwave unit built into cabinetry
- GE Profile™ 30" Smart Built-In Convection Single Wall Oven with Air Fry and Precision Cooking is a True European Convection with Direct Air. Features Brilliant touch 7" display & the ability to control from anywhere with wifi & remote notifications
- GE Profile 30in. Built-in Convection/Microwave Oven With Steam
- Kitchen island features GE Profile 30in. Smoothtop Electric Cooktop, 5 Radiant Elements, Left-Side Bridge Sync Burners, Glide Touch Controls, Multi-Element Timers, Keep Warm Setting, Melt Setting
- Pop up venting system built into island
- 24in. Hidden Controls Dishwasher, 3rd Rack, Piranha Hard Food Disposer, Dry Boost with Fan Assist, 46 dBA Sound Rating
- GE Counter-Depth French-Door Refrigerator, Ice and Water Dispenser, Showcase LED Lighting, Ice Maker with Water Filtration, Twin-Chill Evaporator. Custom cabinetry panel surround.

## 3. Primary Suite

- Fireplace encased in Soapstone
- Designer lighting
- Master Bath wholly redone to feature marble countertops and custom white oak floating vanity
- Soaking tub with natural reeded wood tile from Porcelanosa
- Waterfall walk in shower features Porcelanosa waterfall wave tile and matte black fixtures

#### **4. Whole Home Features**

- **White Oak flooring & Integrated canned lighting throughout**
- **Designer decorative lighting in entry, breakfast, dining, powder, and master**
- **Completely repainted interior using scuffix, a low VOC hospital grade, scrubbable paint**
- **Kitchen and bathrooms have Level 4 finish drywall**
- **Updated hardware throughout**
- **New ceiling fans throughout**
- **Google fiber installed**
- **New Water Heater**
- **Main living fireplace has sealed soapstone surround with turmeric veining**
- **New low flow toilets and plumbing fixtures throughout**
- **Nest Thermostat system with separate controllers up and downstairs**
- **Nest doorbell camera**

#### **5. Upstairs**

- **3 bedrooms with 4 closets, and a full bath all updated with new paint, tile**
- **A bonus/flex loft room with a wall of built-ins for ample storage**
- **Upstairs bath features Clay Imports Juice black labyrinth tile and all natural soapstone countertops. Matte black fixtures and hardware with dual sinks & new low flow toilet**

#### **6. Powder Bath**

- **Sustainable Farrow & Ball Lotus non-toxic wallpaper from England**
- **Pedestal sink with moroccan mirror and Kelly Wearstler lighting**
- **New low flow toilet**

#### **7. Exterior Features**

- **New Garage Door, matte black**
- **Limewashed brick with Romabio**
- **All siding and trim caulked and completely re-painted**
- **Update irrigation system with emergency shutoff**
- **Double pane windows with all new window glass and newly painted trims**
- **Concrete tile Roof**
- **All new 90° gutters and downspouts**
- **Glossy reflective black front door**
- **Front entry features Nest doorbell camera and touchscreen code locking system with optional key**
- **New modern front horizontal fence creates additional privacy and expands backyard space**
- **Updated landscaping in front and backyards. Includes Non-invasive clumping bamboo**
- **Screened in four seasons porch with terrazzo tile flooring and ceiling fan**
- **All new sconce exterior lighting**

