Napa Model - 12927 Big Bear Bluff
Private, lush garden view

- ➤ **Exterior**
  - ○ Extended screen enclosed patio plus East Coast Electric retractable screen
  - ○ Impact windows & doors including double glass entry doors
  - ○ Widen entryway and driveway pavers
  - ○ Whole house gutters
  - ○ Extensive landscaping, front and back
  - ○ Ring doorbell plus rear security lights

- ➤ **Flooring**
  - ○ 24x24 tile throughout mainliving area

- ➤ **Kitchen & Dining**
  - ○ Quartz countertops with upgraded cabinetry
  - ○ Chimney hood with open shelves and custom full wall backsplash
  - ○ Cooktop with built-in wall oven and micro-oven
  - ○ Cabinets
    - ▪ 42-inch upper cabinets with above cabinet lighting
    - ▪ Light valance with under cabinet lighting
    - ▪ Pantry pullouts, pot & pan drawers and double trash pullout
    - ▪ Upgraded hardware
    - ▪ Finished kneewall on kitchen island
  - ○ Instahot water dispenser and soap dispenser

- ➤ **Bathrooms**
  - ○ Quartz countertops, throughout
  - ○ Ultra Quiet exhaust fans, throughout
  - ○ Toto Comfort Height toilets, throughout
  - ○ Upgraded fixtures, throughout
  - ○ Framed vanity mirrors to ceiling in Primary and Powder baths
  - ○ Shower tile to ceiling with shower niches in Primary and 2nd bedrooms
  - ○ Primary Bath
    - ▪ Frameless shower doors
    - ▪ Built-in linen cabinetry and vanity drawers in lieu of vanity seat
    - ▪ Small television mount and cable connection

- ➤ **Miscellaneous**
  - ○ Two Carrier High Efficiency Systems with UV light
  - ○ Ecobee Thermostats with Wi-Fi accessibility, keypads located in Primary and Great rooms
  - ○ Upgraded R-30 Batt insulation
  - ○ Intercom system with speakers in all bedrooms, hobby room and patio
  - ○ High-end window treatments, lighting fixtures and ceiling fans throughout
  - ○ Custom closet systems in Primary bedroom
  - ○ Motorized window treatments in Great Room
  - ○ Upgraded washer and dryer plus built-in cabinet drip rod
  - ○ Tons of hi-hats, dimmer switches, and extra electrical outlets throughout

- ➤ **Garage**
  - ○ Garage extension
  - ○ Built-in storage and wall organization
  - ○ Epoxy flooring
  - ○ Garage keypad for keyless entry