

# 7240 Francisco Bend Drive

Designer Decorated and Featured in "Florida Design Magazine"

<u>Builder Upgrades</u>	<u>Builder Upgrades (con't)</u>
<ul style="list-style-type: none"><li>➤ Kitchen<ul style="list-style-type: none"><li>○ Upgraded Maple cabinets</li><li>○ Cabinet pantry</li><li>○ Pull out trays</li><li>○ Granite counter top</li><li>○ Slide-In range</li><li>○ Lazy Susan</li><li>○ Granite backsplash</li><li>○ Extended granite bar</li><li>○ Cast Iron Enamel under mount sink</li><li>○ Insta-hot faucet</li><li>○ Water purification system</li></ul></li><li>➤ Master Bath<ul style="list-style-type: none"><li>○ Upgraded Maple cabinets</li><li>○ Granite countertops</li><li>○ Group C shower wall tile to ceiling</li><li>○ Marble inserts in floor</li><li>○ Under mount sinks</li><li>○ Moen Monticello faucets</li><li>○ Pocked door</li><li>○ Comfort height Toto Toilet</li></ul></li><li>➤ Bath 2<ul style="list-style-type: none"><li>○ Tumblestone counter top</li><li>○ Moen Monticello faucets</li><li>○</li><li>○ Shower wall listello</li></ul></li><li>➤ Powder Room<ul style="list-style-type: none"><li>○ Upgraded Maple cabinets</li><li>○ Delta Select high spout widespread faucet</li><li>○ Custom mirror</li></ul></li></ul>	<ul style="list-style-type: none"><li>➤ Interior General<ul style="list-style-type: none"><li>○ Arched opening in living room</li><li>○ Rounded corner bead</li><li>○ Garage Pull down stairs</li><li>○ 21x21 tile laid on the diagonal</li><li>○ Custom foyer inlay</li><li>○ Custom dining room inlay</li><li>○ Upgraded carpet</li><li>○ Humidistat</li></ul></li><li>➤ Electrical upgrades<ul style="list-style-type: none"><li>○ Intercom system</li><li>○ Surround sound in family room</li><li>○ Home entertainment option (call for details)</li><li>○ Recessed lights</li><li>○ Rear security lights</li><li>○ Light kit for family room fan</li><li>○ Additional outlets</li><li>○ Additional switches</li></ul></li><li>➤ Exterior<ul style="list-style-type: none"><li>○ Widened entry walkway</li><li>○ Ramp entry</li><li>○ Extended screened patio</li></ul></li></ul> <p><u>Post-Close Upgrades</u></p> <ul style="list-style-type: none"><li>➤ Upgraded fans and light fixtures</li><li>➤ Plantation shutters</li><li>➤ High end window treatments</li><li>➤ Crown molding in select rooms</li><li>➤ Closet built-ins</li><li>➤ Gutters – Entire House</li><li>➤ Accordion storm shutters</li><li>➤ High end fans and fixtures</li><li>➤ Floor to ceiling mirror in dining room</li><li>➤ Outside entry screen enclosure</li><li>➤ Wall Paper</li><li>➤ Tilted Patio</li></ul>
<p><b>PLEASE NOTE:</b> Family Room wall included in purchase</p>	

\*Information deemed accurate but not guaranteed

**Visit [www.JeffreyJKatz.com](http://www.JeffreyJKatz.com) for photos**