



AMBER HART

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Top 5 reasons the seller has loved living at this property

- 1 - Great neighborhood & amenities
- 2 - Very safe neighborhood
- 3 - Open living, kitchen & dining rooms
- 4 - Plenty of space
- 5 - Backyard, pool, lake view & sunset

Top 10 special features of this property

- 1 - Great use of space
- 2 - Modern & contemporary interior design
- 3 - Open floor plan
- 4 - Pool, hot tub, fire pit
- 5 - Fireplace
- 6 - Home office
- 7 - Location
- 8 - Smart tech: Nuvo music & interior cameras
- 9 - Panic rooms
- 10 - Large kitchen, bathrooms & closets

List of Builder related upgrades

- Stainless steel appliances
- Fireplace
- Exclusive Seven Custom Homes upgrades
- 3 Car garage
- Unique ceilings
- Pre-wiring in media room

List of Seller installed upgrades = \$240,100

Blinds & patio shades	\$40,000	Landscaping & outdoor lighting	\$40,000
Cameras & Nuvo	\$10,000	2 nd Refrigerator	\$1,000
240v Electric in 2 nd garage	\$1,100	Water softener & filter	\$5,500
Pool/cover, spa, firepit	\$145,000	Washer & dryer	\$4,500

Items that do not convey with the sale

Paintings in study

Items that are negotiable

Furniture/TV's/mirrors: dining, kitchen, living, guest/kids bedrooms, master bedroom, patio & study.
Paintings & decorative pieces around the house. Bookcases, cabinets & kitchen bar stools.

Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA

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