

# Julia Model - 8207 Majestic Mountain Dr.

Gorgeous Lake View with Fountain

<ul style="list-style-type: none"><li>➤ <b>Kitchen</b><ul style="list-style-type: none"><li>○ Reverse Osmosis Water Filter</li><li>○ Extended Quartz countertop</li><li>○ French door refrigerator</li><li>○ Extend cabinet over refrigerator</li><li>○ Beautiful 42 inch wood cabinets</li><li>○ Stone backsplash</li><li>○ Cabinet pullouts</li><li>○ Pot and pan drawers</li><li>○ Finished cabinet end panels</li><li>○ Split glass cabinets</li><li>○ Double trash roll-outs</li><li>○ Paneled knee wall</li></ul></li> <li>➤ <b>Bathrooms</b><ul style="list-style-type: none"><li>○ Wood cabinets and drawers</li><li>○ Quartz countertops</li><li>○ Upgraded shower/tub tiles to the ceiling</li><li>○ Frameless shower doors</li><li>○ Mirrors to ceiling</li><li>○ Under mount sinks</li><li>○ High-end faucets</li><li>○ Primary Bath Brondell Bidet commode seat</li></ul></li> <li>➤ <b>Interior General</b><ul style="list-style-type: none"><li>○ 24x24 mud set rectified porcelain tile floors</li><li>○ 22KW Whole House Genrac generator with 500 gallon tank and wifi propane sensor</li><li>○ Etched impact glass double door entry</li><li>○ Crown molding</li><li>○ Built-in wall unit in Great Room with Fireplace and Wine cooler</li><li>○ Built-in wall units and desk in office</li><li>○ "California Style" closets in Primary bedroom</li><li>○ Whole house Rainsoft water softener</li><li>○ Sliding glass door motorized shades</li><li>○ Plantation shutters</li><li>○ Moen smart water monitoring system (wifi)</li><li>○ Upgraded LG Washer and Dryer</li><li>○ Den pocket doors</li><li>○ 42-inch laundry room cabinets</li></ul></li></ul>	<ul style="list-style-type: none"><li>➤ <b>Electrical Upgrades</b><ul style="list-style-type: none"><li>○ Carrier Infinity model variable speed A/C with:<ul style="list-style-type: none"><li>▪ REME Halo system</li><li>▪ UV Light</li><li>▪ HEPA Filter</li><li>▪ Condensation pump</li></ul></li><li>○ Tons of additional high hats, outlets, switches, and dimmers</li><li>○ Great Room floor outlets</li><li>○ Upgraded fans &amp; fixtures</li><li>○ Surge Protection for A/C and Electric Box</li><li>○ Two additional ADT keypads plus motion detectors and wired smoke detector</li></ul></li> <li>➤ <b>Exterior</b><ul style="list-style-type: none"><li>○ Extended screened patio with picture frame screen enclosure</li><li>○ Storm Screen phantom screen</li><li>○ Combination door locks</li><li>○ Ring doorbell and spotlight cam</li><li>○ Custom landscaping</li><li>○ Wifi controlled landscape lights</li><li>○ Upgraded patio pavers</li><li>○ Upgraded driveway pavers</li><li>○ Increased width of walkway</li><li>○ Gutters</li><li>○ Backyard fence</li><li>○ Security lights</li></ul></li> <li>➤ <b>Garage</b><ul style="list-style-type: none"><li>○ Two foot extension – Depth</li><li>○ Garage Epoxy floor</li><li>○ Storage cabinet</li><li>○ Mini-split A/C Unit</li><li>○ Garage ceiling attic insulation</li><li>○ Ceiling fans</li><li>○ Pull down attic stairs with limited attic planks for storage</li><li>○ Tesla wall charger</li><li>○ Hose bib</li><li>○ Pro-slat storage system – Hardware excluded</li></ul></li></ul>
--	---

\*Information deemed reliable but not guaranteed