

220 Hazy Hills Loop

Home Improvements

Totaling: \$127,540

Landscaping

\$46,355

Professional landscape design + installation (front and back yards)

Cabinetry + Hardware

\$15,000

*Updated cabinetry in kitchen and primary bathroom
Updated hardware in kitchen + living room*

Window Treatments

\$14,400

Installed solar-powered window shades (PowerShades)

Closet Systems

\$12,500

Designed + installed custom built-ins in pantry, both primary closets, and 2 additional bedrooms (Closet Factory)

Appliances + A/C

\$11,070

*Installed Tankless Water Heater (Rinnai)
Upgraded thermostat, damper for A/C, along with Remy LED Lamp + float switch
Upgraded Refrigerator (Whirlpool)*

A/V + Security

\$9,540

Installed wireless speakers in Living/Dining/Bonus Room/Back Patio (Sonos), and a security system with wireless communication (Ring)

Fencing

\$8,510

Installed cedar and wrought-iron fence in backyard

Lighting + Electrical

\$6,800

Added electrical outlets, LED recessed lighting along with dimmers, and dining room chandelier. Installed ceiling fan in office. Upgraded kitchen pendant lights, porch lantern + two exterior sconces.

Paint

\$2,500

Touch-up work in select areas and rooms

Kitchen Faucet

\$865

Upgraded hardware (Brizo Litze)

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Model Home Construction Upgrades

General Interior Features

- Luxury Hardwood Flooring - Mohawk Wooded Charm Fresh Bark
- Tray Ceilings
 - Primary bedroom, upstairs bedroom, and bonus room
- Window treatments
- Custom Built-ins
 - Bookcases
 - Mudroom bench + cubbies
 - Entertainment center

Living Area

- Fireplace - Full Wall Stacked Slate White Quartzite
- Crown molding
- Coffered ceilings with shiplap
- Three hidden panel slider doors to the back patio

Kitchen

- Oversized kitchen island
- Gas cook top (KitchenAid)
- Built-in microwave oven
- Countertops - Calcutta Larza Quartz
- Single Bowl Apron Front Farm House sink
- Oversized, walk-in pantry

Laundry

- Floor - Emser Design Art Collection
- Backsplash - Emser Confetti Tile
- Countertops - MSI Stone Mystic Gray Quartz

Primary Bedroom

- Bay window
- Crown molding
- Floor to ceiling tiled shower - Emser Winter Frost walls with Chevron tiled accent wall
- Vanity - MSI Stone Winter Frost Quartz
- Floor - Emser Citadel Black

Bonus Room

- Additional Bay Window

Bedroom + Bathroom 2

- Vanity - MSI Stone Stellar White Quartzite
- Tile to ceiling shower - Emser Choice Bone Matte
- Floor - Emser Vice & Virtue Glazed Porcelain tile

Bedroom + Bathroom 3

- Accent wall - wood trim design
- Tile to ceiling shower - Emser choice matte white
- Vanity- MSI Stone Stellar White Quartz
- Floor - Emser Velocity Force Chevron tile

Bedroom + Bathroom 4

- Accent wall - wood trim design
- Tile to ceiling shower - Emser Choice White Gloss
- Floor - Emser Baja Tecate

Exterior

- Automatic sprinkler system
- Outdoor kitchen