

**6444 MODERN DURAN DRIVE**

**OWNER UPGRADES**

**UPDATED FEB 2025**

**CUSTOM HIGH END BLINDS 50,000**

**CUSTOM HIGH END CURTAINS 20,000**

**PATIO SUN SHADE SCREEN 25,000**

**PATIO SUN SHADE SCREEN (#2) 20,000**

**DRIVEWAY AND POOL MARBLE PAVERS 50,000**

**NO CARPET-WOOD FLOORS IN ALL 4 BEDROOMS 10,000**

**INSTALLATION OF CUSTOM WALLPAPER**

**PANTRY UPGRADE TO WINE ROOM**

**CUSTOM KITCHEN WALL TILE INSTALLATION**

**PULL OUT SPICE RACKS ( STORAGE )**

**POOL BATH OPENED UP TO MASTER BEDROOM**

**CUSTOM KITCHEN PENDANTS 3,000**

**85" & 55" tv's INCLUDED 3,000**

**EXTRA LANDSCAPE LIGHTS**

**POOL CLEANER**

**FIRE PIT/GAS INSTALL ( DIRECT PLUMBED )**

**3 NEW BEDROOM FANS**

**MASTER BATH LIGHTED LED MIRRORS**

**MASTER BATH WALL TILE INSTALLATION**

**CUSTOM MASTER CLOSET JEWELRY CABINET**

**EXTRA DIMMERS THROUGHOUT**

**HOME SURVEILLANCE CAMERAS/DVR SYSTEM INSTALL**

**GENERAC GENERATOR W/ AUTO TRANSFER SWITCH**

**INSTALLATION ( FULL HOUSE ) 15,000**

**UPGRADED COMPOSITE KITCHEN SINK**

**UPGRADED KITCHEN KOHLER FAUCET**

**INSTALLED CUSTOM 50 BOTTLE WINE LIGHTED DISPLAY**

**GLASS & WINE DISPLAY MARBLE WALL 8,000**

**“ CHAMPAGNE “ SAMSUNG WASHER / DRYER**

**MUD ROOM BEV FRIDGE AND CUSTOM INLAY**