

# 210 FREEDOM DRIVE

## *Home Features and Upgrades*

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### *Overall*

- 3,102 square feet (2,370 main floor, 732 second floor)
- 8 ft. doors at entrance and right side of main floor
- 6 ft. windows throughout
- Additional outlets added throughout
- Recessed lighting w/ dimmers throughout
- Upgraded toilet paper holders in downstairs bathrooms
- Upgraded brushed nickel hardware throughout whole house
- Upgraded white sink bowls in all bathrooms
- Upgraded flat straight baseboards throughout
- Straight flush moldings around windows
- Guardian security system - \$59.99/month guaranteed for 5 years
- Glass breaker security

### *Main Level*

- White pine luxury vinyl flooring (highest level) throughout main level other than guest bedroom has an upgraded carpeting
- Bannisters on staircase stained to match flooring w/ horizontal black wire railings
- Floor outlet installed in great room

## *Entry*

- Flush entry coming into front door - no step up from entry sidewalk to front door entrance
- Custom beaded glass front door and sidelights (2)

## *Den*

- Added 2 ft. wall and pocket doors w/ frosted glass to front room office/flex space
- ✧ Wall was added so that when front door opens the weather doesn't blow directly in to that room
- ✧ Doors added to give multiple uses and privacy to the space

## *Living Room*

- 2 ft. extension
- Built in cable in fireplace space - electric and gas
- Fireplace wired but not installed, that way buyer can choose which fireplace type they prefer, if any
- Space between windows were all expanded on great room wall for more grandeur
- Two built in speakers compatible with Sonos system in ceiling
- Drop fan in center of room

## *Kitchen*

- 2 ft. extension
- Replaced glass cabinetry in model kitchen w/ functional large pantry storage

- GE Cafe appliances - wall oven/microwave
- 36" Cafe upgraded gas cooktop - moved to the left of sink on outside wall
- Microwave located above oven for easy access
- Kitchen sink moved from island to outside wall underneath windows
- Two windows combined over the sink for optimal views and light
- Large matte taupe kitchen sink
- Upgraded kitchen faucet
- Thin bar pulls on cabinetry
- 10 ft. kitchen island (standard is 8 ft.)
- Upgraded cabinetry and inserts
- 3 pendant lights above island
- Upgraded white Calcutta countertop w/ taupe graining
- White upper kitchen cabinetry, cherry lower cabinetry
- Refrigerator space deepened
- Upgraded range hood
- Under cabinet lighting added

### *Butler's Pantry*

- Plumbed for additional sink if desired
- Space for beverage refrigerator provided - allowing for future customization to suit your preferences
- Upper cabinetry is beaded glass - white uppers, cherry lowers
- Upgraded counter top

## *Guest Bathroom*

- Upgraded counter top, tile and tile flooring
- Transom window installed for added light
- Tiled shower with clear half wall shower door

## *Primary Suite*

- Door to primary bedroom flush with living room to get 2 ft. extension in closet and shower gained 2 extra feet
- Bedroom extended 4 ft. to get extra 2 ft. in the room and 2 ft. in closet and bath
- Redesigned closets
- Full shower bench
- Upgraded shower fixtures
- Moved bathroom window up to leave space to hang towels under window
- Fan with heater in ceiling light
- Upgraded tile
- Added pocket door to enclose toilet room
- 3 windows across back of bedroom - removed side window on neighbors side and moved to the back wall for a better view of expansive greenery and to allow for better furniture placement along that wall

## *Sunroom*

- Removed header and side wall so it's a continuous flow from kitchen
- ✧ Intention to make more a continuation rather than a separate room

- 8 ft. sliding door

### *Massive Storage Area Created Under Stairs*

- The office nook off of the butler pantry (as shown in model) has been closed in and finished with a door and additional lights to provide a completely finished additional storage area - think larger tabletop appliances!

### *Laundry Room*

- Added window
- Upgraded laundry tub
- Gas dryer hookup

### *Mudroom Area*

- Added closet in mudroom area to the left off of the garage to allow for convenient placement of coats, shoes, hats etc. without having to go to the main closet all the way by the front door
- Transom window with open space underneath next to the closet for a bench or furniture piece

### *Garage*

- 2 ft. extension
- Upgraded with all four walls fully insulated and drywalled
- EV connection added

- Upgraded garage door with windows on top
- Upgraded floor drain added

### *Upper Level Loft Area*

- Storage/mechanical room
- Upgraded carpeting
- Half walls from loft area down to living room and top of stairs (for noise reduction and better furniture options)
- Moved upstairs bathroom forward and moved closet behind bathroom to gain a walk in closet and better layout for furniture - increased usable space in bedroom
- Upgraded furnace with air filter and humidifier
- Added custom railing in loft overlooking entry

### *Exterior*

- Exterior gas hookup for grill
- Exterior water spicket
- Added additional lights in rear
- 4 ft. patio extension (16x8, standard is 8x8)