

63 BRIAR LIST OF UPGRADES

\$128,800

Irvine, CA 92602 (West Irvine)



Landscaping/Hardscaping for Front Yard
Landscaping/Hardscaping for Back Yard
Extra Large Wooden Patio Cover
Back Yard Arbor and BBQ mini pad
Imported Tile Flooring (entry, kitchen, nook, bathroom)
Wall-to-Wall Carpet with Double Thick Padding
Bathroom Fixtures (Gold & Silver faucets)
French Doors to Patio
Raised Panel Interior Doors
Low Profile Toliets
Upgraded Tubs (faucets & handles)
Brick Wrap Exterior Front Porch
2" Winwood Blinds throughout/Shudders
7/11 Baseboards upgrade
Room Arch Ways & Wall Inset
Crown Molding (downstairs & upstairs)
Window Valances
Solid Oak Front Door
Baldwin Front Door Lock
Custom Trim on Kitchen Cabinets
Diamond Sealed kitchen counters (stain guard)

Diamond Sealed all toilets (stain guard)
Ultra Quiet Dishwasher
Ceiling Fans (6)
Hall and Living Room Lighting
3 + 4 Ton Dual Air Conditioning Units
Outside patio speakers
Whole House Music
Tinted Windows (downstairs & upstairs)
Home Security System
Intercom System (downstairs & upstairs)
Rain Gutters
Insulated Walls, Floors and Attic (Noise/cooling)
Master Bedroom Gas Fireplace
Built-ins in Master Closet
Custom Retractable Screens (Front and Back)
Water Purification System (kitchen)
Custom Bathroom Lighting (all 3 bathrooms)
Built in 60 Bottle Wine Fridge
(4) 20 AMP Circuits
8 Foot Jacuzzi / Hot Tub
Lighted Stairwell
Built-in TV in Loft
Installed Dish Network twin dishes (US & International)
High-Speed Internet Ready/Available (50Mbit)
Fountain and Pond Water Feature
Gas Fire Ring
Attic Fan for Ventilation

TOTAL

\$128,800