

108 Parlin Lane - Updates we've made in the last 3 years

- * Designer lighting - Kitchen island, entry way, dining area
 - * - the entryway light fixture and the studio light fixture as exclusions - We will offer a \$300 credit for each fixture to replace them.
- * Sconces in primary and secondary bedrooms
- * Updated paint throughout the house - Benjamin Moore Ballet White, Saybrook Sage, etc.
- * Storage shelving additions to kitchen dining area, laundry room, extensive garage storage, guest bedroom closet + front bedroom
- * Custom cabinetry and floating shelving in formal dining (studio) room in entry
- * Dimmable switches
- * Designer drapery, window treatments and woven bamboo shades throughout (All inside mounted shades will remain with the house)
Any drapery can be included if the buyer wants something specific.
- * Blackout roller shades in primary bedroom and 2 kids bedrooms
- * Landscaping, lawn, flower beds and 5 trees
- * Raised vegetable garden beds in the backyard
- * Paver patio with cafe lights and shade cover
- * Paver patio on side of the house for trash can storage
- * Automatic irrigation system
- * Custom built electric fireplace - fireplace is an electric plug in insert
- * Updated designer kitchen hardware

Also, we are open to selling furnishings to the buyer if they are interested.

- * Transferrable Builders Warranty on foundation, plumbing, etc etc.