

Interior Finishes

- Engineered white oak hardwood (Zurich White Oak, 7.5” planks) throughout living areas and all bedrooms
- Spray foam insulation in ceiling and walls
- Recessed LED lighting throughout (4” interior Lotus LEDs with white trim; 3” exterior Lotus LED gimbals with black trim in soffits)
- All-new interior doors, trim, and hardware
- Lutron Claro switches and Diva LED+ dimmers

Kitchen

- Custom rift-sawn white oak cabinetry by AJ Woodworks
- Tempest Blue quartzite countertops with full-height quartzite backsplash
- Full KitchenAid appliance suite with dual-fuel range (gas cooktop, electric oven), built-in microwave drawer, and premium refrigerator
- Zephyr Monsoon Mini II range hood (custom cabinetry surround)
- Rubio Monocoat Oil Plus 2C finish on all stain-grade surfaces

Laundry Room & Mudroom

- Paint-grade cabinetry in Aesthetic White (Sherwin Williams)
- Tempest Blue quartzite countertops
- LG stacked washer/dryer unit (gas dryer)

Bathrooms

- Primary en suite: Custom stain-grade walnut cabinetry, Zia tile flooring, brick-red shower tile, Kohler Signature Hardware fixtures
- Guest bath with soaking tub: Custom stain-grade walnut cabinetry, Emser tile flooring, Bedrosians Marin 2x2 mosaic tub surround, Kohler fixtures
- Guest powder bath: Kohler Purist collection fixtures, custom stain-grade walnut cabinetry
- Tempest Blue quartzite in primary bathroom

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Exterior & Entry

- Andersen 100 Series windows and sliding glass door
- Custom 40-inch steel and glass front door
- Custom steel window trim
- ZIP System exterior sheathing with all-new Hardie lap siding in French Truffle (Behr Premium Plus)
- Red cedar soffit (front porch); Hardie board soffit (remainder)
- 6-inch dark bronze steel gutters with 20-year transferable warranty

Garage (Converted Carport)

- Fully enclosed with insulated Clopay garage door and LiftMaster opener
- Moisture-resistant Hardie board interior walls
- Brand-new epoxy flooring

Outdoor Living & Landscape

- 12' x 22' swimming pool (6.5' deep) by Golden Hour Pools with all-new equipment and full warranty
- Lueders limestone back patio
- Salt-finish front patio and walkway
- 100-foot retaining wall with French drains on both sides
- Custom Corten steel planter beds with fresh landscaping (yuccas, ornamental grasses, native plantings)
- Fresh Palmetto St. Augustine sod
- Two mature live oak trees anchoring the front yard
- Fully enclosed backyard: CMU block wall with breeze block detail and custom steel gate

Security & Smart Home

- Nest Doorbell (wired, 3rd gen) with Newhouse Hardware mechanical chime kit

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Mechanical Systems

- Complete electrical rewire throughout with new main panel and subpanel meeting current code.
 - All-new plumbing supply and drain lines with modern ABS rough-ins—original cast iron completely removed.
 - Brand-new sewer line installed.
 - Navien tankless water heater
 - 4-ton Goodman electric air handler (20 kilowatt heat, condensation pump with safety float switch) paired with 4-ton Broadair 410A condenser
 - 10-year manufacturer warranty on complete HVAC system
 - All plumbing and electrical work carries manufacturer and installer warranties.
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