



# WHITNEY TEAM

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# COMPASS

## 1601 Orsi Pl

### Construction & Updates

- Built in 2018
- Freshly painted in 2026
- Energy Star rated home
- Energy-efficient design throughout
- Termite bait station system installed around property
- Attic sprayed for dry-rot termite protection
- Transferable termite bond (fee applies)

### Flooring & Interior Finishes

- Wood-look tile in main living areas
- Upgraded porcelain tile in walkways and bathrooms
- Professional wood blinds on all windows
- Upgraded LED lighting throughout
- Accent lighting near TV area
- Expanded lighting in primary suite and closet

### Kitchen Enhancements

- Upgraded Samsung appliance package
- Professionally sealed granite countertops
- Enhanced breakfast bar
- Extended-height smoke-tone cabinetry

### Storage

- Increased rack depths in closets, pantry, bathrooms and laundry
- Primary closet with second-level hanging space

### Bathrooms

- Primary bath with frameless walk-in shower
- Secondary bath with full shower enclosure
- Improved drawer storage
- Moen fixtures with lifetime warranty

### Comfort & Efficiency

- Ceiling fans in bedrooms and living spaces
- Higher SEER-rated HVAC system
- Upgraded venting and return ventilation
- MERV 11 air filtration system
- Water-efficient fixtures

### Garage & Exterior

- 2-foot garage extension
- Lifetime epoxy garage flooring
- Added gutters
- Additional exterior hose bib
- Security lighting
- Fan provision on back patio

### Location

- Minutes to I-95
- Close to shopping and daily essentials