

151 Dunloe Loop - Additional upgrades:

- From Naomi (Homewell): Your home isn't a standard, builder-grade product; the semi-custom quality and thoughtfully added upgrades give us incredible selling points that justify a top-tier price... *(And at just \$240/quarter, the HOA dues remain remarkably reasonable!)*
- **Superior Build & System Quality:** Built with 2x6 exterior framing for added structural integrity and energy efficiency, all systems are in pristine shape, and the upgraded package gallery appliances (complete with the vented hood) scream high-end.
 - See document "JP 12 Ratified Single Family Building Specifications" in previous email for more details on the build quality from Greenwood.
- **Lot features**
 - Has "main character energy" in the neighborhood, haha
 - On the cul-de-sac
 - Sits adjacent to the 20-foot HOA maintenance corridor on the east side, and behind the lot is the dry pond and HOA area. And back of the house is south-facing. So lots of natural light in the living room, kitchen, backyard, master suite; scenic views; and permanent extra privacy and elbow room that very few homes in the subdivision offer. Can even use HOA area for additional leisure / play area.
 - I have the only curved driveway in the neighborhood -
 - **Outdoor Living** The screened-in porch with ceiling fan and double-sided fireplace (other side is living room), custom garden/landscaping, and fully 6-foot privacy-fenced backyard are huge draws.
- **Thoughtful Layout Additions:** Having the 3rd full bathroom legally permitted is a massive bonus for buyers, along with the home's efficient footprint and mechanicals.
- **Designer Finishes:** a luxury feel buyers pay a premium for.
 - LVP flooring upgrade throughout house (not just on first floor)
 - Custom backsplashes
 - Shiplap mantle
 - Double-sided fireplace
 - Master suite's Italian finishes
 - Mahogany front door
 - Solid core interior doors (heavier than hollow doors, more sound-proofing)
 - Blinds on all windows (except loft, which has elevated windows that start at about 5')