

**SELECTIONS/FEATURES AND UPGRADES FOR 265 TUMBLING RIVER DRIVE
<<<SEABROOK PLAN CUSTOM BUILT BY HOMES BY DICKERSON>>>**

LOT

- ~ Spacious cul-de-sac property
- ~ 100 feet of protected area behind property line

GENERAL

- ~ Sealed, conditioned crawlspace
- ~ Energy Star Certificate
- ~ National Green Building Standard Certificate
- ~ 30-year architectural shingles
- ~ 10-foot ceilings with 8-foot solid-core doors on 1st floor and 8-foot doors on 2nd floor
- ~ Craftsman trim package throughout
- ~ Cove crown on 1st floor
- ~ Site-finished hardwood on 1st floor
- ~ Flush floor vents throughout
- ~ Tankless water heater
- ~ Dual-zone HVAC (separate units for upstairs and downstairs)
- ~ Downstairs HVAC unit has UV light "filtration"
- ~ Downstairs HVAC has transferable Comfort Shield Extended Agreement for Furnace, AC, and Evaporator Coil (expiration date 04/24/2033)
- ~ Upstairs unit has pump to enhance flow of condensate line/prevent clogging and freezing
- ~ Transferrable termite warranty/annual inspection by Capital Pest Service
- ~ Comfort-height ProFlow dual flush toilets (water saving) in all baths
- ~ Upgraded can and disk lights throughout (extras added in bedrooms and other rooms)
- ~ Expanded office with custom built-in bookcases with granite countertop/L-shaped desk with 2 work stations; storage closet with shelving
- ~ Added 4th bedroom upstairs
- ~ Level 2 carpet with 8-lb pad throughout house
- ~ Increased to triple window in 1st-floor guest bedroom
- ~ Increased to triple window in dining room on side viewing screen porch
- ~ Upgraded light fixtures throughout; no builder-grade fixtures
- ~ Added ceiling fans in 1st-floor guest bedroom, upstairs bedroom, and bonus room
- ~ Extensive walk-in unfinished storage plus 2 additional unfinished spaces upstairs
- ~ Stairway safety/accent lights for steps

ENTRY AREAS

- ~ Mahogany front door (with top-down shade inside when privacy is desired)
- ~ Custom barn doors with upgraded handles offer added privacy for 1st-floor guest bedroom and guest bath
- ~ Upgraded drop zone at entry from garage includes quartz countertop with drawer as well as upper lockers and lower drawers for useful storage; bench is stained to match floor
- ~ Schlage Encode Smart WiFi Deadbolt
- ~ Ring Security door sensors, doorbell with chime, garage floodlight camera, backyard floodlight camera, backyard floodlight, and lighting bridge

LIVING AREA

- ~ 42" majestic quartz fireplace with painted brick, custom shiplap to ceiling, and floating beam mantel stained to match hardwood flooring
- ~ Custom cabinetry and shelving framing fireplace with stain to match flooring
- ~ Windows in lieu of transoms to flank fireplace above built-in cabinetry
- ~ Samsung TV and Sonos soundbar

KITCHEN

- ~ Enlarged island by 4 feet (total 12.25' x 3.75')
- ~ Upgraded island to Level 3 quartz with waterfall eased edge
- ~ Upgraded to Moen Align Spring faucet
- ~ Added countertop-mounted garbage disposal button
- ~ Kohler white ceramic farmhouse sink
- ~ Under-cabinet LED tape lighting
- ~ Upgraded cabinetry with soft-close doors and drawers; lower cabinets have pullouts for easy access to pots, pans, small appliances
- ~ Wine cooler with countertop space with custom open shelving stained to match flooring; sconce light
- ~ Frigidaire Professional Series appliances, including 2nd wall oven
- ~ Custom wainscoting in dining room

PRIMARY BEDROOM

- ~ Custom accent wall
- ~ Hanging nightstand lights on separate switches
- ~ Full blackout custom honeycomb shades plus curtains
- ~ Samsung TV (another is in 1st-floor guest bedroom)

BATHROOMS

- ~ Frameless glass shower enclosure in primary bath
- ~ Freestanding tub in primary bath
- ~ Linear shower drain in primary shower
- ~ Level 4 Hex graphite tile flooring in primary bath
- ~ Matte black fixtures for all of primary bath
- ~ Quartz countertops with rectangle sinks in primary and upstairs bath
- ~ Moen Centerset Gibson Faucets (move to left and right) in all baths

OTHER AREAS

- ~ Utility sink in garage
- ~ Epoxy garage floor
- ~ Custom garage storage system on all 3 walls
- ~ Insulated 8-foot garage door
- ~ Separate 220V, 50 amp circuit with 2 hookups for EV charging; Tesla charger remains
- ~ Expanded outdoor patio, including concrete under screen porch (spacious storage area)
- ~ Concrete areas for 3 waste bins as well as concrete areas for 2 water hose reels
- ~ Custom roller shades for entire screen porch
- ~ Samsung TV, Sonos speaker, and projection screen on back porch
- ~ Patio gas grill connected to natural gas line
- ~ Laundry room with upgraded 36" sink with Moen Counterset faucet, granite countertop with additional workspace as well as 2-door wall cabinet and 2 additional lower cabinets, one including pullouts for easy access to detergent or other items
- ~ LG washer and dryer with steam features