

# 6338 Oxbow Way - Special Features & Upgrades

Mahogany & Brazilian cherry front doors, including speakeasy with cover grates & clavos	\$20,000
Custom built mahogany stained wooden garage doors (3 separate doors at \$2,000 each)	\$6,000
Custom walk-in shower in master bath with rain head, body jets	\$20,000
Custom headboard in master bedroom	\$4,000
Custom tile work in master shower	\$7,000
8' Pella Architecture Series French doors to patio in master retreat	\$6,000
Master bedroom custom closet	\$11,000
Gas fire pit on patio	\$4,000
Large stained and stamped concrete driveway - courtyard	\$9,000
Unique, custom in-floor LED lit shadow boxes in office	\$6,000
Custom wine closet near kitchen	\$7,500
Three gas fireplaces	\$18,000
Built-in TV's (laundry room, LR, MBR & master bath), sound system & built-in stereo	\$40,000
Custom LEVOLOR® Blinds	\$3,500
Built in glass – backlit night stands	\$2,500
Custom fireplace surround in Hearth Room with stainless steel facing	\$5,000
Drywall stocked above garage for 600+ SF bonus room (see finish schematic for this space)	\$3,000
Bonus room plumbed for bathroom & framed for possible east dormers	\$1,500
Custom back-lit back bar, glass shelves & retractable doors	\$5,000
Brick stanchions	\$3,000
<b>TOTAL ENHANCED VALUE -</b>	<b>\$182,000</b>
<b>OTHER FEATURES &amp; SPECIAL AMENITIES</b>	
Gourmet kitchen appliances (GE Monogram, Bosch, and Wolf)	
8' doors throughout house	
12' and 14' ceilings	
Birch hardwood floors & marble floors throughout	
5.25" crown molding throughout and 7.25" wall base molding	
40-year architectural shingles	
Screened porch with soaring 18' wood bead board ceiling	
Irrigation system	
Enhanced security system with cameras	
Gas lantern	
Washed aggregate on rear patios with brick surround & gas log fire pit	

*Note: The information above was provided by owners & is deemed reliable but not guaranteed.*