

UPGRADE LIST for 17826 Dorman Rd, Lithia, FL 33547

TOTAL UPGRADE COST for the following items is around **\$85,000 PLUS (see breakdown below)...**

1. Bass **hard wood floors** $\frac{3}{4}$ inch red oak with Brazilin Cherry wood inlay around fireplace and mahogany and beech wood nautical star inlay at entry foyer, upgraded custom **mahogany front door** with beveled glass.
2. **Granite counter tops** in kitchen 1 inch thick and $\frac{3}{4}$ inch for serving bar.
3. **Granite fireplace** with custom mantle and columns.
4. **Kitchen cabinets solid hard wood maple** 42 inches tall with tongue and groove cabinet back construction. $\frac{3}{4}$ inch wall cabinet shelves, full depth base shelves, adjustable hidden hinges, mullion glass front doors and hard wood dovetail drawer with full access glides, crown molding build up with rope center bead.
5. **Master bath**, guest bath and Jack and Jill bath all have custom built in cabinets same construction and attention to detail as kitchen cabinets.
6. All **interior decorative wood trim** / custom crown molding master bedroom with tray ceilings, double crown molding in dining room with tray ceilings, living room, family room and entry all have oversized decorative crown molding. All interior windows have custom wood case molding with custom wood window sills, raised base boards $\frac{5}{8}$ inch tall throughout. Special 6 panel interior doors all with custom brush nickel hinges and handles.
7. **Drywall custom rounded corner bead** with arch ways throughout home.
8. Interior custom **upgrade washable paint** throughout.
9. **Tile / upgraded custom tile** with decorative design inlays at laundry room, guest bath & master bath.
10. All **interior light fixtures / ceiling fans** and electrical panels are upgrades 200 amp service for house also extra 200 amp service for rest of property / barn, well, shed and exterior entry lightning with underground service from power company.
11. **Windows / Owens Corning double paned sealed chambers** with argon gas to increase thermal performance with UV protection. Vinyl frames, $\frac{3}{4}$ inch stainless steel balance system, double hung and casement windows throughout. Hurricane Dade county rated.
12. **Insulation** / all exterior block walls covered with $\frac{3}{4}$ inch foam and foil covering also attic has blown insulation and all interior walls rolled insulation for extra energy and sound protection
13. **Plumbing** / all interior Moen faucets and Kohler sink, guest bath comes with pedestal sink and custom faucets. Culligan water softener. Sprinkler system with timer. 5 inch submersible pump at well with aerator
14. **Landscaping** / mature grandfather oak trees throughout with upgraded landscaping.

15. **Outbuildings** / 12 x 12 metal shed with electric.

16. **Appliances** / stainless steel kitchen appliances, convection double oven, side by side refrigerator with ice maker and filter, glass cook top, microwave.

17. **Water softener** / \$2,500 Culligan system.

House comparable to an average FishHawk Ranch home at \$110.82 per Sq/Ft = **\$300,000**

.44 Acre lot premium (as opposed to a FishHawk Ranch home on ¼ acre lot) = **\$25,000**

This could be subdivided into 5 lots & **4 sold off** at a rock bottom price of \$30,000 each = **\$120,000**

Above **Upgrade List** = **\$85,000**

Custom **BARN** with concrete floors, electric, plumbing & 36'x36' loft = **\$25,000** (\$35,000 replacement)

Asphalt circular **driveway** = **\$15,000**

Well & pump = **\$6,000**

TOTAL = \$576,000