

**BLATMAN  
GROUP**

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## 7 Tuscany Features List (Renovation completed September 2017)

### OVERALL FEATURES:

- 4" Baseboards with profile throughout living areas
- Newly painted interiors and garage
- New wall thermostats
- New front door
- Newly grouted bathroom tile and kitchen backsplashes
- Newly designed and installed custom landscaping
- New oil rubbed bronze interior door hardware
- Paver/stone driveway, porches, sidewalks, patios
- Irrigation system for landscaping
- Newly installed artificial turf in outdoor living areas
- New high quality Emerson ceiling fans with 4-speed wall controls
- Newly installed custom designed closets by Cabinets Plus
- New Cabinets Plus garage storage cabinets
- 16"x 24" stone-look tile floors in interior living areas
- New designer plumbing fixtures in kitchen and baths
- New designer Jeffery Alexander polished nickel cabinet pulls in kitchen
- Newly installed smoke detectors
- 4" plantation window shutters
- Newly installed Signature Series window shades in master bedroom and kitchen

### FOYER:

- Large foyer with 16"x 24" stone-look tile flooring
- Tray ceiling with triple crown molding
- Newly installed front door with oil rubbed bronze lever hardware
- Can lights in ceiling

### KITCHEN:

Newly refinished cabinetry with designer Jeffery Alexander polished nickel cabinet hardware

Estate-sized center island with granite top and cabinets and drawers on two sides

Upper china cabinets with rain glass inserts

Granite counter tops

Stainless steel appliances including built-in Thermador double ovens with warming drawer, Thermador dishwasher, built-in Thermador 6-burner cooktop with overhead ventilation system, microwave oven, new Samsung French door refrigerator/freezer, built-in Vinotemp wine cooler.

New 3/4 hp food disposal

Newly installed double bowl under mounted kitchen sink with polished nickel plumbing fixtures

Tumbled marble tiled backsplash

Can lighting in ceiling

Under cabinet lighting

16"x 24" stone-look tile flooring

Pull out trash bins

Pantry

### GREAT ROOM/DINING ROOM:

Newly refinished custom designed wall unit for TV with storage and shelving

Newly refinished custom designed and built buffet with drawers and cabinets in dining room

Newly installed black iron wall sconces with matching 3' long hanging light fixture

Custom decorative stone gas fireplace with glass enclosure and fire glass

Can lights in ceiling

New high quality Emerson ceiling fan with 4-speed wall control

Surround sound ceiling speakers in Great Room

16"x 24" stone-look tile flooring

4" plantation window shutters

### MASTER SUITE:

Tray ceiling with triple crown molding around perimeter

Large walk-in closet with Cabinets Plus custom closet built-ins

16"x 24" stone-look tile flooring

(2) sets of 1-lite French doors from master suite to outdoor living area

Newly installed Signature Series honeycomb window shades

### MASTER BATH:

Newly refinished cabinetry

His-n-Her's sinks with oil rubbed bronze plumbing fixtures

Tumbled marble vanity top with backsplash

16"x 24" stone-look tile flooring

Newly installed can lights in ceiling

New mirrored wall over vanity-120"x 62" x 1.5" beveled-edge mirror with oil rubbed bronze J-channel

4" plantation window shutters

Separate water closet

Tumbled marble walk-in shower with new frameless glass shower enclosure

Newly installed oil rubbed bronze plumbing fixtures in walk-in shower

Large soaking garden tub with oil rubbed bronze plumbing fixtures

### BEDROOM #3

Newly added walk-in closet with pocket door

New Cabinets Plus custom designed walk-in closet

4" plantation window shutters

New high quality Emerson ceiling fan with 4-speed wall control

Can lights in ceiling

### BATH #2

16"x 24" stone-look tile flooring

Newly refinished cabinetry with new sink and oil rubbed bronze plumbing fixtures

Tumbled marble vanity top and backsplash

New frameless shower enclosure with oil rubbed bronze plumbing fixtures

### BEDROOM #2

16"x 24" stone-look tile flooring

New Cabinets Plus custom closet

New high quality Emerson ceiling fan with 4-speed wall control

4" plantation window shutters

Crown molding around perimeter of ceiling

### LAUNDRY ROOM:

New Maytag clothes washer  
New Maytag clothes dryer  
Upper storage cabinets  
16" x 24" stone-look tile flooring  
4" plantation window shutters  
Hide-away wall clothes hanger

### 2-CAR GARAGE:

Newly coated mocha chip Epoxy Coating System on garage floor  
Newly painted interior of garage  
Newly installed Cabinets Plus storage cabinets  
New overhead fluorescent High Boy high output 6 lamp light fixture  
Extra wide automatic garage door with exterior key pad

### OUTDOOR LIVING AREAS AND PATIOS:

Newly installed custom designed landscaping  
Beautifully planted outdoor pots  
Newly installed artificial turf  
Covered seating and entertainment areas  
Open air patios for seating and entertaining  
Gas line hook-up for outdoor heater  
Custom designed stone outdoor fireplace with gas logs and raised hearth  
Decorative stone knee walls  
Custom designed high boy bar with bar stools. Includes large built-in gas grill, 2-burner cooktop and stainless steel storage compartments  
Newly installed landscape lighting with timer  
Irrigation system  
Zen garden