

The Elevated *Choice.*

\$77,500 in upgrades the sellers already paid for, done before you move in.

Backyard: aluminum fence, landscaping and lighting	\$25,000
Kitchen cabinetry with pull-out shelving	\$20,000
Closet and pantry shelving, built in	\$8,000
Crown molding throughout	\$6,000
Plush carpet in every bedroom	\$6,000
Epoxy-coated garage floor	\$5,000
Upgraded ceiling fixtures and fans	\$4,000
French drains	\$2,000
Screen enclosure on the covered lanai	\$1,500

TOTAL, THE SELLERS' FIGURES

\$77,500

Offered at \$600,000

4 bedrooms • 3 baths • 2,784 sq ft • on the lake • built 2025

Upgrade costs are the sellers' approximate figures, October 2026. Buyer to verify.

WHAT \$77,500 LOOKS LIKE

Already done, *room by room.*



Cabinetry with pull-out shelving, soft-close throughout \$20,000



Built-in shelving, every closet and the pantry \$8,000



Epoxy-coated floor, three-car garage \$5,000



Screen enclosure on the covered lanai \$1,500

ALSO ADDED BY THE SELLERS

Smart home package

Window treatments

Reverse osmosis filtration

Extended paver patio and paver driveway

Gutters

Butler's kitchen with beverage bar

BUILT IN BY MERITAGE

Covered lanai

Hurricane impact windows and shutters

Spray foam insulation

Electric tankless water heater

Quartz counters, Rustic design package

Builder warranty transfers to you

Buy new, and this list comes after closing. *Here, it's already in the house.*

Maysoon Salah, PA

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SCAN TO TALK
TO THE DESK



Information deemed reliable but not guaranteed. Upgrade costs are the sellers' approximate figures, October 2026; room sizes and square footage approximate. Buyer to verify. MLS B26086476.