



Upgrades List

1000 Farmstead Street

INTERIOR UPGRADES

- 9 ft. 4 in. ceilings on 1st floor, 8 ft. ceilings on 2nd floor
- No carpet – luxury vinyl plank and ceramic tile throughout
- White shaker-style soft-close cabinets with dovetail construction
- Farmhouse-style cabinet hardware and black matte plumbing fixtures
- Quartz countertops with black quartz kitchen sink
- White artisan tile backsplash
- Full Appliance Package:
 - 36" KitchenAid French Door Refrigerator with exterior ice/water
 - 30" KitchenAid Range with double oven
 - KitchenAid Dishwasher
 - KitchenAid Over-the-range microwave
 - Maytag washer and dryer
- Ceiling fans in all bedrooms
- Solid core doors throughout
- Upgraded navy paint and designer wallpaper accents in living room, primary bathroom, and primary bedroom
- California Closets fitted primary closet & pantry



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EXTERIOR FEATURES

- Private paved front porch and primary suite patio
- Oversized courtyard with paved patio for outdoor entertaining
- Large, fully fenced backyard with vinyl privacy fencing
- Indigenous Florida landscaping
- Two farmhouse-style front exterior lighting fixtures
- Garage is the only shared connection between homes
- Black crosshatch horse fencing around property

CONSTRUCTION DETAILS

- Foam insulation for energy efficiency and soundproofing
- First floor: concrete block
- Second floor: wood frame
- Hardie board cement siding exterior
- 50-gallon electric water heater



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MAINTENANCE-FREE LIVING INCLUDES:

Maintenance-free living with \$190/month HOA includes:

- Front & backyard mowing and landscaping
- Powerwashing of common grounds
- Sprinkler system water bill (shared meter)
- Common area sprinkler system and fence maintenance
- Duke Energy for shared/common areas

UTILITY ESTIMATES

Estimates will vary depending on usage, these are not exact estimates:

- Water/Sewer/Trash from City of Eustis: ~ \$90/month
- Electric from Duke Energy: ~ \$100-140/month
- Internet/Cable from Xfinity: ~ \$75-100/month