

Upgrades and details for 2593 Rosinton Circle, Lillian, AL 36549

Home Details:

Gold Fortified Roof and Home (comes with hurricane covers for windows) 9' Ceilings, 12' Vaulted ceiling in living room, boxed 10' crown molding in primary, extended primary bath with 5' walk-in shower and walk-in jet tub with shower head (quick fill and drain) marble surround, WB Fireplace, kitchen with granite countertops and custom tall cherry stain cabinets, LVP flooring, ceramic tile and carpet in bedrooms, extra large garage 23X21. Peace of mind and comfort in this home with many upgrades. Home is only 3yrs old and still has remainder of 10 yr Ltd builder's structural warranty (with 6 ½ yrs remaining)

Upgrades:

Propane Tank Installed 250 gal tank (Blossman \$30 per mo)
On-Demand Water Heater (gas)
Generator-Ready hookup with an installed base and Automatic Transfer Switch
Gas Range in Kitchen (5 Burner)
Extra RV/Boat Parking Pad with 50 Amp electric outlet
Custom Screened in back porch by Southern Patios and Screens
Rain Bird Irrigation System with 4 zones (can be operated by app)
Insulation installed in all interior walls
Home plumbed for option to hook up your own water system
Kitchen sink water filtration system operated via drink faucet
Gutters with leaf guards, Downspouts (with french drains to end of yard)
Extra recessed LED lighting added to Living Room, Kitchen and Primary bedroom
In-wall Surround Sound Speakers in Living Room (can be hooked to your stereo)
Built-in access ladder to garage attic
Extended laundry 3' (could add cabinets and folding table or storage cabinets)
Ceiling fans in all bedrooms and living room
Termite Bond (can be transferred with Beebe's)
2 Palm Trees, 2 Crape Myrtles, Banana Trees, Loquat Tree, Philodendron, Japanese Yew, Chinese Fur, Blueberry Bushes, Camellia Bush and other plants

Appliances

Whirlpool Gas Range (5 Burners)
Frigidaire Counter-depth french door refrigerator
Whirlpool Dishwasher
Home is plumbed to hook up your own water filtration system if desired
Whirlpool Dual-stage Carbon Block under sink Water Filtration System with faucet
Rinnai Gas Tankless on-demand water heater

DO NOT CONVEY ITEMS:

Primary bedroom furniture and lamps (except brown chair)

Secondary beds, frames and side table or night stands

Floor lamp in extra bedroom

Living room floor lamp and end table lamp

Stereo System next to couch

Decor items, items in cabinets and pictures

Outdoor furniture and decor items

Detached garage shelves

Generator and base!