

# UPGRADED FEATURES

**4737 SUGAR MILL ROAD DALLAS, TX 75244**

- Outdoor Living Space
  - Outdoor electric heaters
  - Electric screens with remote
  - Covered pavilion
  - Can lights and ceiling fans
  - Wood burning fireplace
  - Stamped concrete
  - Outdoor kitchen, including grill and EVO
  - Cedar ceilings
  - Additional electrical outlets
  - Two mounted 75" smart TVs
- 10' x 10' Spa (brick & stone)
  - Bench
  - Stamped concrete
  - Spa equipment
- Additional concrete for additional parking pad
- Concrete steps and western stamped concrete patio
- Iron fence and gate in back yard to separate driveway from outdoor living space
- Epoxy garage floor
- Rubberized floor in playroom
- Additional Carpentry
  - Bookcases in upstairs library & primary bedroom
  - Bookcases/cabinets in study/office
  - Cabinets in hallway to western door
  - Coffered ceiling and ceiling lights in study/office
  - Patterned ceiling tiles in kitchen
- Wine room under stairs
  - Wine racking system in wine room
- Valet hangers in primary closet
- Wiring, mounts and TVs throughout home
  - Living room, primary bedroom, primary bathroom, playroom
- Additional Landscaping
  - All new landscaping in front of home
  - Lights in front and back trees
  - Path lights
  - Leaf Filter gutter guard system
- Floor outlets in living room
- Custom screens for windows



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