

1 Master Bedroom:	
Fittings/Fixtures:	
Space Statement bed frame with luxurious upholstery and detailing	
Custom-designed headboard and larger bedside tables floating or free-standing	
High-quality bedding, linens, and pillows	
Elegant seating area with plush armchairs or chaise lounges	
Designer lighting fixtures, such as pendant lights or bedside sconces	
Storage:	
Walk-in closet with custom-built shelving, drawers, and hanging space	
Built-in wardrobe systems with integrated lighting and full-length mirrors	
Hidden storage solutions, such as under-bed drawers or storage ottomans	
Electrics and Lighting:	
Dimmable lighting controls for creating ambiance	
Integrated bedside lighting with adjustable brightness levels	
Task lighting for reading areas or vanity spaces	
Electrical outlets with USB ports for charging devices	
Integration of smart home technology for automated lighting and climate control	
2 Master Bathroom En-suite	
Fittings/Fixtures:	
Spa-like soaking tub with jets or freestanding bathtub with elegant fixtures	
Walk-in shower with multiple showerheads, rain shower, and steam feature	
Double vanity with high-end countertops, sinks, and faucets	
Heated towel racks or towel warmers	
Statement mirrors with integrated lighting	
Storage:	
Custom-built cabinetry with ample storage for toiletries, towels, and bath linens	
Built-in niches or shelving for storing bath products and accessories	
Linen closet or storage tower for additional towel and linen storage	
Electrics and Lighting:	
Waterproof and moisture-resistant lighting fixtures for safety and functionality	
Task lighting at the vanity area for grooming tasks	
Dimmable lighting controls for creating a relaxing ambiance	
Under-cabinet lighting to illuminate countertop surfaces	
Integration of smart technology for controlling lighting, temperature, and music while in the bath	
3 Children's Bedrooms:	
Fittings/Fixtures:	
Custom-built bunk beds or loft beds with integrated storage solutions	
Fun and colorful bedding, pillows, and decor	
Study area with built-in desk, task lighting, and ergonomic chair	
Personalized artwork, wall decals, or murals	

3 Children's Bedrooms Cont.:	
Storage:	
Modular storage units with adjustable shelves and drawers	
Under-bed storage drawers or trundle beds for additional storage space	
Closet organization systems with shelving, hanging rods, and shoe racks	
Toy chests or storage bins for organizing toys and games	
Electrics and Lighting:	
Adjustable lighting fixtures with fun and whimsical designs	
Task lighting at the desk area for homework and studying	
Nightlights or bedside lamps for comfort and safety at night	
Electrical outlets with childproof covers for safety	
Integration of smart technology for controlling lighting and entertainment systems	
4 Family/Entertainment Room:	
Fittings/Fixtures:	
Comfortable and spacious seating arrangements, including sofas, sectionals, and armchairs	
Built-in entertainment center with large-screen TV, sound system, and media storage	
Home theater seating or recliners with cup holders and built-in speakers	
Cozy fireplace with a custom-designed mantel and hearth	
Storage:	
Media cabinets or console tables with concealed storage for DVDs, game consoles, and remote controls	
Display shelves or bookcases for showcasing collectibles, books, and artwork	
Built-in bar or beverage station with wine storage and glassware	
Ottoman or storage bench for additional seating and hidden storage	
Electrics and Lighting:	
Ambient lighting with dimmable controls for movie nights and gatherings	
Task lighting at reading areas or gaming stations	
Accent lighting for highlighting artwork or architectural features	
Integration of smart technology for controlling lighting, sound systems, and media devices	
Built-in outlets and USB charging ports for powering electronic devices	
5 Kitchen/Dining Area:	
Fittings/Fixtures:	
High-end appliances, including professional-grade range, built-in refrigerator, and wine cooler	
Custom-designed cabinetry with soft-close drawers, pull-out shelves, and integrated lighting	
Statement island with waterfall countertop, pendant lighting, and bar seating	
Designer faucets and fixtures with touchless or hands-free operation	
Breakfast nook or banquette seating with built-in storage	
Storage:	
Walk-in pantry with adjustable shelving, wine storage, and appliance storage	
Deep drawers and pull-out organizers for pots, pans, and small appliances	

5 Kitchen/Dining Area Cont.:	
Storage Cont.:	
Under-cabinet lighting to illuminate countertop workspaces	
Built-in recycling and trash bins with concealed compartments	
Electrics and Lighting:	
Task lighting at prep areas, including under-cabinet lighting and pendant lights over the island	
Ambient lighting with dimmable controls for dining and entertaining	
Integration of smart technology for controlling lighting, appliances, and temperature	
Electrical outlets with USB ports for charging devices	
Placement of outlets for small appliances and kitchen gadgets at convenient locations	
6 Home Office/Library:	
Fittings/Fixtures:	
Custom-built desk with ample workspace, storage drawers, and built-in outlets	
Ergonomic office chair with adjustable features for comfort and support	
Bookshelves or wall-to-wall built-in shelving for displaying books, collectibles, and decor	
Statement lighting fixture or adjustable task lighting for reading and working	
Comfortable seating area with armchairs or chaise lounges for relaxation	
Storage:	
File cabinets or storage credenzas for organizing paperwork and office supplies	
Vertical storage solutions for books, binders, and reference materials	
Floating shelves or display cabinets for showcasing awards, artwork, and personal mementos	
Concealed storage compartments for electronics, cables, and office equipment	
Electrics and Lighting:	
Task lighting at the desk area with adjustable brightness levels	
Overhead lighting with dimmable controls for ambiance	
Natural light sources, such as windows or skylights, for daytime illumination	
Integration of smart technology for controlling lighting, temperature, and audiovisual systems	
Placement of electrical outlets and data ports for computers, printers, and charging devices	
7 Outdoor Living Spaces:	
Fittings/Fixtures:	
Outdoor kitchen with built-in grill, refrigerator, sink, and food prep area	
Comfortable seating arrangements, including lounge chairs, dining tables, and daybeds	
Shade structures, such as pergolas, retractable awnings, or umbrellas	
Fire pit or outdoor fireplace with cozy seating for cooler evenings	
Spa or hot tub with integrated lighting and water features	
Storage:	
Outdoor storage cabinets or benches for storing cushions, pillows, and outdoor accessories	
Dedicated storage areas for gardening tools, lawn equipment, and outdoor toys	
Hidden storage compartments within built-in seating or landscape features	
Outdoor shower or hose station for cleaning up after outdoor activities	

7 Outdoor Living Spaces Cont.:	
Electrics and Lighting:	
Landscape lighting for illuminating pathways, trees, and architectural features	
Ambient lighting with string lights, lanterns, or torches for evening ambiance	
Task lighting at cooking and dining areas for safety and functionality	
Integration of smart technology for controlling outdoor lighting, sound systems, and heating elements	
Placement of electrical outlets for powering outdoor appliances, speakers, and entertainment systems	
8 Games Room:	
Fittings/Fixtures:	
Custom-built gaming tables, such as pool tables, foosball tables, or poker tables	
Built-in bar or beverage station with a refrigerator, sink, and storage for drinks and snacks	
Comfortable seating arrangements, including sofas, bean bags, and gaming chairs	
Entertainment center with large-screen TV, gaming consoles, and surround sound system	
Statement lighting fixtures, such as pendant lights or neon signs	
Storage:	
Storage cabinets or shelves for board games, card decks, and gaming accessories	
Display shelves or cabinets for showcasing collectibles, memorabilia, and trophies	
Built-in media storage for organizing DVDs, video games, and gaming controllers	
Electrics and Lighting:	
Adjustable lighting fixtures with dimmable controls for different gaming activities	
Task lighting at gaming tables or seating areas for enhanced visibility	
Integration of smart technology for controlling lighting, audiovisual systems, and gaming consoles	
Placement of electrical outlets for charging devices and powering gaming equipment	
9 Home Cinema:	
Fittings/Fixtures:	
Tiered seating with plush recliners, cinema-style seating, or oversized sofas	
Acoustically treated walls, ceilings, and flooring for optimal sound quality	
Projection screen or large-screen TV with high-definition display and surround sound system	
Built-in media storage cabinets or shelving for storing DVDs, Blu-rays, and media equipment	
Blackout curtains or motorized shades for controlling ambient light levels	
Storage:	
Media cabinets or consoles with drawers, shelves, and compartments for media storage	
Hidden storage compartments for concealing media equipment and cables	
Popcorn machine or concession stand with built-in storage for snacks and beverages	
Electrics and Lighting:	
Dimmable lighting controls for creating a cinematic ambiance	
LED lighting strips or sconces along the floor or walls for accent lighting	
Integration of smart technology for controlling lighting, audiovisual systems, and motorized shades	
Placement of electrical outlets for powering media equipment, gaming consoles, and rechargeable devices	

10	Home Pool:		
Fittings/Fixtures:			
Custom-designed swimming pool with features such as infinity edge, waterfall, or swim-up bar			
Poolside loungers, daybeds, and cabanas for relaxation and sunbathing			
Outdoor shower or changing area with stylish fixtures and finishes			
Poolside bar or kitchenette with refrigerator, sink, and seating for al fresco dining			
Integrated lighting, water features, and landscaping for ambiance and visual interest			
Storage:			
Storage cabinets or benches for storing pool toys, floats, and cleaning supplies			
Towel racks or hooks for hanging wet towels and swimsuits			
Concealed storage compartments for pool accessories and equipment			
Electrics and Lighting:			
Waterproof and weather-resistant lighting fixtures for poolside safety and ambiance			
Underwater LED lighting for illuminating the pool and creating dramatic effects			
Integration of smart technology for controlling pool features, lighting, and temperature			
Placement of electrical outlets for powering poolside entertainment systems, speakers, and lighting			
11 Wine/Whiskey Room:			
Fittings/Fixtures:			
Custom-designed wine racks, shelving, or cellaring systems for storing wine bottles			
Wine tasting area with a built-in bar, countertop seating, and glassware storage			
Climate-controlled wine cellar or refrigerated wine cabinets for optimal storage conditions			
Display cases or cabinets for showcasing rare or collectible bottles			
Statement lighting fixtures, such as chandeliers or pendant lights, for ambiance			
Storage:			
Storage drawers or cabinets for storing wine accessories, corkscrews, and decanters			
Display shelves or niches for displaying wine-related artwork, books, and memorabilia			
Humidor or cigar storage for whiskey room aficionados			
Electrics and Lighting:			
Dimmable lighting controls for highlighting wine displays and creating a cozy atmosphere			
LED lighting strips or spotlights for illuminating bottle labels and artwork			
Integration of smart technology for monitoring temperature and humidity levels in the wine cellar			
Placement of electrical outlets for powering wine accessories, tasting equipment, and entertainment systems			
12 Upstairs Laundry:			
Fittings/Fixtures:			
Front-loading washer and dryer with advanced features for efficient cleaning and drying			
Folding counter or workstation with ample workspace for sorting and folding laundry			
Utility sink or laundry tub with faucet for handwashing and stain removal			
Drying racks or hanging rods for air-drying delicate garments			
Ironing station with built-in ironing board and storage for iron and supplies			

12	Upstairs Laundry Cont:		
Storage:			
Overhead cabinets or shelving for storing laundry detergents, supplies, and linens			
Pull-out laundry hampers or baskets for sorting dirty laundry			
Built-in storage bins or baskets for organizing socks, accessories, and miscellaneous items			
Fold-down drying racks or retractable clotheslines for space-saving drying solutions			
Electrics and Lighting:			
Task lighting above the folding counter and utility sink for enhanced visibility			
Under-cabinet lighting to illuminate countertop workspaces and storage areas			
Integration of smart technology for controlling lighting and appliances remotely			
Placement of electrical outlets for powering small appliances, such as steamers or sewing machines			
13	Ensuites / Bathroom:		
Fittings/Fixtures:			
Walk-in shower with rain showerhead, body jets, and handheld sprayer			
Freestanding bathtub with designer fixtures and integrated lighting			
Double vanity with custom cabinetry, stone countertops, and undermount sinks			
Heated floors or towel warmers for added comfort			
Statement mirrors with integrated lighting or backlit LED mirrors			
Storage:			
Vanity drawers and cabinets for storing toiletries, cosmetics, and grooming supplies			
Built-in niches or shelving in the shower for storing bath products and accessories			
Linen closet or storage tower for organizing towels, bathrobes, and toiletries			
Under-vanity storage for cleaning supplies, spare toiletries, and toilet paper			
Electrics and Lighting:			
Task lighting at the vanity area for grooming tasks			
Dimmable lighting controls for creating a spa-like ambiance			
LED lighting strips or recessed lighting for illuminating shower niches and alcoves			
Integration of smart technology for controlling lighting, temperature, and audio systems			
Placement of electrical outlets for powering grooming appliances, such as hair dryers and electric toothbrushes			
14	Home Gym		
Fittings/Fixtures:			
Exercise equipment (treadmill, weights, etc.), mirrors, flooring (rubber mats)			
Storage:			
Shelving for equipment, cabinets for accessories, towel racks			
Electrics and Lighting:			
Adequate outlets for equipment, ambient and task lighting, dimmable lights			
15	Home Spa		
Fittings/Fixtures:			
Massage table, hot tub/sauna, shower, sink, seating			
Storage:			
Cabinets for towels, toiletries, and linens			
Electrics and Lighting:			
Waterproof outlets, soft ambient lighting, task lighting for vanity, dimmable lights			

16	Boot Room	
Fittings/Fixtures:		
Benches, coat hooks, shoe racks, boot dryers		
Storage:		
Shelving for shoes and boots, cubbies, hanging space for coats		
Electrics and Lighting:		
Outlets for boot dryers, overhead lighting, task lighting near benches		
17	Utility	
Fittings/Fixtures:		
Washer, dryer, sink, ironing board, baking goods		
Storage:		
Cabinets for detergents and cleaning supplies, folding surface, hampers		
Electrics and Lighting:		
Outlets for appliances, bright task lighting, under-cabinet lighting		
18	Garage	
Fittings/Fixtures:		
Workbench, tool racks, storage cabinets, bike racks		
Storage:		
Shelving for tools and supplies, pegboards, overhead storage		
Electrics and Lighting:		
Multiple outlets for power tools, bright task lighting, motion sensor lights		
19	Plantroom	
Fittings/Fixtures:		
HVAC units, water heaters, control panels		
Storage:		
Minimal storage needed; shelves for maintenance tools and manuals		
Electrics and Lighting:		
Adequate outlets for equipment, bright overhead lighting, emergency lighting		



Good Luck!

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