

# List of Improvements & Specifications

Pool, patio/backyard/grill/landscaping

2012

\$120,000

## *Home Specifications:*

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- PEX system plumbing, this enable no joints in the plumbing lines from the PEX system to the faucet. This reduces the chances of a pipe breaking or disconnecting at the joints.
- 9.4 Rinnai Tank-less gas water heater the largest made in residential plumbing and top grade in plumbing standards.
- A/C is 16 seer Puron gas rating 11 tons (Carrier) - (3).
- Touch screen thermostats.
- Low-E windows for energy efficiency.
- 3-Car garage.
- Media room.
- Outdoor fireplace
- Gas outlet for future outdoor kitchen.
- Speakers and TV connections on patio.
- Travertine throughout - all showers, bath floors, and most walkways.
- Hand-scraped wood floors in master bedroom, master bedroom closet, study, and dining room.
- Solid wood stairs, risers and treads.
- Frishae carpet upstairs.
- Moen faucets throughout.
- Viso faucet in half bath for vessel sink.
- Rain head shower with raised shower head in master shower.
- All mirrors framed out.
- Wine grotto with wrought iron gate/door.
- Wine grotto red and white wine chiller.
- Iron eight foot front door.
- Eight foot Alder doors downstairs except for entry doors.
- 48 Inch gas range and oven.
- Pot filler above range.
- Upgraded handrail and balusters.
- Recess cans in every bedroom with ceiling fan
- Granite countertops in every bathroom.
- Rope lighting in master, family room niche, and dining room.
- Under counter lighting in wine grotto, butler's pantry and kitchen.
- Ceiling speakers throughout house.
- Casts stone fireplace in family room.
- Solid wood custom cabinets not paper pre-fab cabinets.
- Pebbletec pool - 30K gallons.
- Custom pool equipment with Pentair equipment and water chiller.
- Structure warranty on foundation and dwelling.
- ACES Builders Warranty