

ADDITIONAL FEATURES LIST

FOR

20706 Slate Court

Overview:

Lot Size	10,236 (corner)
Gross Living Area	3,532 sq.ft.
Bedrooms	5
Bathrooms	4 (full)
Builder	Ashton Woods
Year Built	2015
Plumbing	PEX

[Blue font indicates improvements performed after the closing of the house](#)

Structural & General:

- Brick and stone around the house eliminating siding almost completely
- Extended covered patio
- [Brick front planters](#)
- [Plexiglas greenhouse built on concrete slab](#)
 - [wired for growth lamp \(growth lamps included\)](#)
 - [Thermostat controlled extractor fan](#)
- [Extended studio \(converted to full room - Owner's suite sized\)](#)
 - Includes walk-in closet
- Media room
- [Contemporary open platform stairs \(cherry wood steps\)](#)

Interior:

- [Contemporary Italian tile \(12" x 24" tile\) on first floor and all bathroom floors](#)
- [Luxury laminate on second floors, in all bedrooms, and in walk-in closets](#)
- [Media room \(only room carpeted in the house\):](#)
 - [Theater platform with LED accents](#)
 - [Oversized \(110"\) screen](#)
 - [Mini-fridge](#)
 - [Cherry wood cabinets with glass holders](#)
 - [Quartz countertop](#)
- [Bathrooms \(All\)](#)
 - [Showers tiled with contemporary Italian tile from floor to ceiling](#)
 - [Italian contemporary tile floors](#)
 - [Frameless glass showers](#)
 - [Cherry shaker style wood cabinetry](#)
 - [Quartz countertops](#)
 - [Premium brass core contemporary faucets](#)
- [Kitchen](#)
 - [Oversized 13' long contemporary waterfall style kitchen island \(seats up to 7 people\)](#)
 - [Contemporary glass back splash](#)
 - [Pot filler](#)

- Blue Star Platinum series gas kitchen range (8 burners, dual oven (1 convection))
- 52" Kitchen hood with remote blower (installed on side of the house)
- Drawer Microwave
- LED pendant lighting (12 pendant lights)
- Restaurant style faucet
- Oversized single basin farmhouse stainless steel sink
- Reverse osmosis filtration for kitchen faucet and refrigerator water/ice dispenser.
- Oversized refrigerator and freezer set (64" wide total)
- Cherry wood cabinetry with REV-a shelves wire pull outs in most cabinets including the pantry cabinet

Technology:

- Control4 smart controller for:
 - Garage door
 - Front door
 - Most lights throughout the house
 - House speakers
 - Media room projector and light
- Central vacuum system
- Whirlpool Duet washer and dryer
- Kitchen Aid dishwasher (stainless steel inside and outside)
- Dupure water softener
- LED contemporary ceiling fans (2) with remote control and 1 oversized ceiling fan in living room
- 10 zone sprinkler system with Rachio Gen 2 smart controller (16 zones capable)
- 6 Air Conditioning Zones (1 Media room, 2 Master bedrooms, 1 kitchen/living room area, 1 second floor room, 1 game room)
- Honeywell digital thermostat (connected wirelessly with redlink)
 - Thermostats work with Alexa
- Low profile dimmable LED fixtures (10 W) throughout the house except in bathrooms
- Media room:
 - 7.1 Surround Sound
 - 3D Projector
 - Denon AV receiver
 - Nuvo audio controller system (audio system supports multiple sources)
- In-ceiling speakers in living room, kitchen, owner's suite bathroom, owner's suite bedroom, game room, and covered patio
- Ring Doorbell 2 (purchased and installed in August 2019)
- Security:
 - 4 Exterior security cameras (wired)
 - Wiring ready for 1 security camera in breakfast room (covers all living room and kitchen)
 - 8 Channel DVR
 - Alarm system
 - Glass breaking sensors in owner's suite bedroom, living room and studio
 - Opened window sensors