

## Special Home Features

- Wooded park in front of home and reserve property on east and south, no homes will be built there
- 13 foot tall ceilings
- Full gutters around entire home that connect to French drains. French drains collectors on side and back yard which drain outside of property
- Holiday light outlets on outside of home with separate switch in garage
- Natural gas stub on back porch for grill
- Rheem tankless on-demand water heater
- Garage is setup for 220/240 volt electric car charger or workshop tools like welder, plasma cutter, or air compressor
- Garage has steel cabinets and sink connected to hot/cold water
- Builder grade trees in front yard were replaced by mature Shumard Oak and Red Maple
- Automatic sprinkler system in front, side, rear of property. Rachio control unit which can be wirelessly controlled by Rachio app
- WiFi connected garage doors and can be controlled by app
- In-ceiling Wi-Fi access point connections
- Automatic door jam light switch in pantry
- Electrical outlet in floor of living room
- Wireless French drapes in master
- Wireless remote controlled range hood vent/lights
- Living room and Master setup for wall mounted television (electrical and coax)
- Hardwired camera system with DVR and monitor in utility room
- Alarm system
- Dual shower heads in master
- Under cabinet lights in kitchen
- Convection oven