

# 15400 QUEEN ELIZABETH COURT

## HOME UPGRADES

- The home's exterior walls upstairs and downstairs have a pest treatment tubing system inside the walls that run between the studs. There is an outside port, located on the rear of the garage and the wall of the study, to inject pest chemical into the tubing. The exterminator never has to come into the home. Seller included this system into the home when it was being built. The home has received preventative treatment every 3 months for the last 14 years.
- Central and wet vacuum system located downstairs and upstairs throughout the home. There is also a connection located in the garage for cleaning cars etc. The pump/dump for this system is located in the garage.
- The alarm system includes motion sensors in the family room.
- All Bedrooms have TV connections – The Family and Game Room are wired for surround sound.
- Front and rear porches are wired for cameras.
- No copper piping in the home for water supply. The home was piped with CPVC for water supply throughout the home.
- All windows and exterior doors are double pane glass, insulated units.
- The fireplace has a direct vent that is switch controlled, it includes a blower system that automatically turns on when the internal heat temperature inside the box is at a certain degree. This allows the heat to transfer out further into the room.
- The pool is neither 100% salt nor chlorine. It operates on a Nature 2 System located at the pump. This allows the pool to make its own salt and uses less chlorine.
- The pool has a PDA Remote (Pool Digital Assistant). Remote can operate all functions of the pool without leaving the inside of the home.
- Pool has an auto on and off freeze feature that allows the pool to turn on automatically when the temperature drops to 35 degrees, or whichever temperature you want to manually set on the remote.
- Front landscape lighting and front porch coach lights operate on timers – The coach lights in front of the garages operate on a timer.
- The rear patio has speaker wiring at the porch and behind the pool in two locations.
- The BBQ house has electrical connections.
- The sewer system is an aerobic system with all 3 tanks having extensions for easy access – 3 spray system located on the far west side of the property.
- The home has a whole house water softener system and salt brine tank located in the garage.

