

## 10295 Paradise Valley - Special Features and Upgrades

Totally custom designed and built home

All custom lighting throughout

Extensive Crown Moulding throughout

Spray Foam Insulation (all exterior walls and attic deck)

Energy Efficient Windows and Doors - Argon Filled Double Pane with Tinted Glass

Oversized Front and Back Porches with Beadboard Ceilings

Back porch has 2 oversized ceiling fans

Beadboard ceilings in - Kitchen, Half Bath, Entryway and Laundry

All interior doorways are 36 inches wide (or wider) with the exception of the secondary bath

All interior doors are solid core (NOT hollow core doors)

Electric & Gas Dryer hook ups available

Huge lighted attic with tons of floored storage space (also has electrical plugs)

Regular size carpeted stairs into attic space

Elevator lift from garage to attic (will hold up to 250 lbs of cargo at one time)

4 car oversized insulated garage (side walls and ceilings) all with electric door openers

One garage bay has a front and rear garage door for special projects and flow through ventilation

All bedrooms have walk in closets with shelving

Secondary bath has a separate bath tub and separate shower (not a shower tub combo)

Built in shelving in one of the secondary bedrooms

Automatic driveway post lighting

Automatic evening decorative lighting on the front of the house and on some trees

Kitchen has ALL drawers on the base cabinets

Kitchen pantry has interior pull out shelving with built in electrical plugs

Kitchen has a custom stone cooktop hood

36" Thermador gas cook top

Double oven - one with convection

Cabinet front dishwasher

Cabinet pull out with garbage can and recycle bin

Kitchen has the popular Farm Sink built into the center Island

Butlers and/or Beverage Pantry

Undercabinet lighting in kitchen and Butlers pantry

Same tile flooring throughout (NO carpet)

Back porch pre-plumbed for water access (if an outdoor kitchen is desired)

Outdoor gutters around entire home

Huge outdoor shed/garage with ceiling fan, electrical plugs, garage door and windows

Totally enclosed iron fence in back yard with three gates and another double gate

Firepit

Master Bath has a roll in oversized shower

Laundry room off of master closet for owner convenience

Beautiful custom double front door with transom

Oversized LOT

Custom Plantation Shutters (the new wide style with no vertical bars) in master bedroom, secondary bedrooms and partial in second living space

Large/heavy custom wood doors on hall closet

Large/heavy custom wood doors on hall/extra pantry closet

Custom kitchen cabinets (solid wood) with soft close doors and drawers

12' ceilings in entry, dining room and main living room with open concept feel

10' ceilings throughout the remainder of the home

Ceiling fans in all bedrooms and second living area

Custom gas fireplace with remote control start

Beautiful custom landscaping with Belgard pavers retaining wall and stairs to the front door

Sprinkler system which covers entire yard (with rain sensor)

Beautiful trees added to the lot:

3 clump riverbirch

3 water oaks

1 cypress

3 Japanese Red Maples

French drains in back yard which drain around to the east side yard

French drains in east side yard that drain down to the front drainage ditch

2 HVAC units - high efficiency

2 Electrical panels which can carry high capacity needs

Security system

Gated Community with 3 entrances