



8420 Moritz Green Features

Exterior

- Full brick home
- *James Hardie* shaker shingles and trim
- *GAF Timberline Natural Shadow* shingles
- Seamless aluminum full gutters with drainage to street
- *Sherwin Williams Naval* painted front door painted
- Premium extra-large lot next to community green space
- Extra electrical outlets in front and backyard
- Pre-wired for exterior surveillance cameras
- No rear utility easements to prevent pool installation
- Paver driveway and walkway
- In ground water sprinklers in front and ba

Interior

- Double crown molding at entry, study, family room, dining, kitchen and master bedroom
- Oversized 8 ¼" baseboards and 3 ½" casing throughout the home
- Raised panel smooth doors
- *Kwikset* levers
- Iron balusters at stairs
- Whole house surge protector
- Childproof electrical outlets
- 1.5" Conduit from structured center to attic for satellite
- Added electrical outlets for easy furniture and holiday decoration placement
- Wood treads with painted risers at stairs
- Wood floors throughout the house (except utility room and full baths)
- *ADT Pulse* security and home automation including thermostats, certain lighting (entry, kitchen island and cabinets, dining, and all exterior lights)
- Zoned air conditioner and *REME HALO* air purifier
- Recently repainted interior

Backyard

- Large backyard with wrought iron fencing to the community green space
- Professionally designed landscaping with rock lined flower beds, Jasmine trellis on fence, trees, and water feature
- Mosquito misting system
- Large stamped concrete patio
- Ceiling fan on patio
- French drains for backyard improved drainage

Entry

- Upgraded entry chandelier on *ADT Pulse* dimmer
- Motion sensor light in mud area
- Extra deep coat closet for additional storage
- Built in mud area with cushion bench and hooks from *Anthropologie*

Study (11' ½ " X 14')

- Custom made barn door and wrought iron track
- Wide slat plantation shutters
- TV conduit to living area storage closet
- Can lights and *Monte Carlo* remote controlled ceiling fan

Powder Room

- Pedestal sink
- *Pottery Barn* mirror
- *Moen* Bronze fixtures and hardware

Family Room (22' X 15')

- Gas remote controlled fireplace with extra deep mantel with a half hot plug
- TV conduit to family room storage closet for centralized equipment
- Pre-wired for 5.1 surround sound
- Three large picture frame windows with *Basset* custom drapery
- Can lights and remote-controlled ceiling fan
- Storage closet with cable and ethernet ports for centralized equipment storage and a return air vent to control temperature

Dining (21' X 10')

- Built in custom white painted buffet with *Amerock* extra-long hardware, *GE Profile* wine fridge, granite countertops, and undercabinet lighting and plugs
- Glass front cabinets with *Amerock* crystal knobs
- *Ballard Designs* Chandelier on *ADT Pulse* dimmer
- *Bassett* Custom drapery

Kitchen (17' X 17')

- Stainless steel *GE Profile* appliance package
 - 30" 5 burner built in gas cooktop
 - 30" double wall oven with glass touch controls and convection system
 - *Energy Star* rated hidden control dishwasher
 - Wall mounted vent hood
 - LG French door refrigerator (remains)
- Extra-long and deep island with front cabinet storage
- *Ballard Designs* island pendants on *ADT Pulse* dimmer
- *GE Profile* drink refrigerator
- Granite countertops and offset ceramic subway tile
- *Kohler Whitehaven* ceramic front apron farmhouse sink with Chef's faucet
- Bronze *Amerock* knobs and extra-long pulls
- Under cabinet lighting on *ADT Pulse* switch and plugs
- 15" deep upper cabinets throughout
- *Shelf Genie* pull out trays in cabinets for easy access
- Reverse osmosis water filtration faucet
- Pantry with built in shelving, outlets, jam switch and *Shelfgenie* pull out coffee shelf

Master Bedroom (17' X 14')

- Separate zoned *ADT Pulse* thermostat
- Wood flooring
- Can lights and *Monte Carlo* ceiling fan with in-wall controls
- TV mount and conduit to master bedroom closet
- Wide slat plantation shutters
- Half hot plug

Master Bath

- Carrera marble counters and floor
- Ample lighting with Can lights, vanity fixtures and chandelier over the soaker tub
- *Moen* Bronze faucets and hardware
- Extra-large shower (9' X 4') with two shower heads
- Vanity with framed mirrors, drawer stacks and bronze *Amerock* cup pulls
- TV mount with conduit to master closet for equipment storage
- *California Closets* custom designed closet (17' long) with acrylic hardware and wallpaper
- Pre-wired for chandelier in closet
- Head knocker cabinet in washroom

Bedroom 2 (12' X 11' ½ ")

- Separate zoned *ADT Pulse* thermostat
- Large walk-in closet
- Jack and Jill bathroom
- Ceiling fan
- Extra storage closet
- Wide slat plantation shutters
- Wood flooring

Bedroom 3 (13' X 11' ½ ")

- Jack and Jill bathroom
- Ceiling fan
- Wide slat plantation shutters
- Wood flooring

Bedroom 4 (16' X 12')

- Ensuite bathroom
- Ceiling fan
- Wide slat plantation shutters
- Wood flooring

Secondary bathrooms

- *Moen* Bronze faucets and hardware
- Tile shower surround
- Cultured marble vanity top with oversized built in sink(s)
- 42" tall mirrors
- Head knocker cabinet in Jack and Jill

Utility Room

- Storage cabinets and countertop
- Electric and gas dryer connections
- Designer wallpaper accent wall

Garage (19' X 22')

- *California Closet* custom storage
- Epoxy coated floors
- Storage area
- 13' high ceilings with overhead storage racks
- *LiftMaster MyQ* garage opener with keypad (supports *Amazon Key* for in garage deliveries)
- Overhead fluorescent lighting
- Custom wood garage door