



2 BRUCE WELKIN

HOME FEATURES

- House Built in 2015 by Stone Creek Custom Homes
- 0.84 Acre Cul-de-Sac Lot with Space Available for Aircraft Hangar, RV Garage, Similar-Sized Shop, or Addition of an In-Law Suite
- Stained Concrete Entry
- Four (4) Fireplaces – Two (2) Gas (located in great room and master bedroom) and Two (2) Electric (located in master bathroom and study)
- Stone Façade Gas Fireplaces include Rough Cedar Beam Mantles
- Custom Stone Work in Entry, Kitchen Alcove, and Two Fireplaces (master bedroom and living room)
- 10', 12', 14' Ceilings with Rustic Stained Beams in Living Room
- Two (2) Large Kitchen Islands (complete with electrical outlets) and Additional Storage
- 36" Doorways
- 8' Interior Doors – Raised Panel, Cathedral Arch
- Decorative Hall Archways and Decorative Niches Throughout
- Custom Bali Blinds and Custom Window Treatments including Leather-Look Cornice Boxes
- 5-1/2" Baseboards and 3-1/2" Casements Throughout
- Ceiling Fans/Lights in Living Room, Study, All Bedrooms and Exercise/Sunroom
- Custom Knotty Alder Cabinetry with Soft-Close Drawer Glides and Oil-Rubbed Bronze Hardware Throughout including Built-In Bookcases in the Library/Study
- French Doors into Library/Study





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- Double-Door Front Entry (low-maintenance fiberglass doors)
- Full-Height Stone Back-Splash in Kitchen and Butler's Pantry
- Deep Basin Under-Mount Kitchen Sink
- Roll-Out Double Container Trash Bin
- Granite Counter-Tops with Stone Back-Splash in All Bathrooms, except Guest Bath
- Rustic Wood and Wrought Iron Cabinet with Copper Sink in Guest Bath
- Enclosed Butler's Pantry and Large, Walk-In Pantry
- Decorative Fresco Tile Above 60" Wolf Range
- Wood Flooring Inlay in Entry
- 6' Hammered Copper Soaking Tub in Master Bathroom
- Master Suite with Exercise Room/Sunroom
- Large Master Suite Closet with Footwear Shelves
- Built-In Custom Cabinets and Desk in Work-Station/Mud Room
- Paver Driveway, Parking Apron, and Walkway
- Rear Outdoor Living Area – over 1,100sqft of Covered and Uncovered Stained Concrete and Paver Patio Space with Built-In Natural Gas Fire-Feature Table. Large BBQ Grill, Tile Counter-Tops with Sink, Refrigerator and Wine Cooler Alcoves, plus Automated Accent Lighting
- Side Yard Fire-Pit with Custom Circular Paver Patio and Custom Metal Art





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TECHNICAL/DETAILED FEATURES

- Energy Efficient Three-Zone, Two-Stage HVAC System (5-ton heat pump (SEER 16) with variable speed air handler and 4-zone capable control system)
- Three (3) Wi-Fi Capable Programmable Thermostats Enrolled in CPS Energy Thermostat Rewards Program (current rebate of \$90 annually)
- Two (2) Rinnai Natural Gas Programmable Tank-Less Water Heaters with Recirculation Loops
- Bosch 1.5-Gallon Point-of-Service Electric Water Heater at Kitchen Sink – Instant Hot Water
- Low-E Double Pane (thermo-pane) Windows with Screens
- Twelve-Zone Programmable Irrigation System with Rain Sensor
- Interlinked Carbon-Monoxide and Smoke Detectors with Battery Backup
- 3M Agua-Pure Water Treatment System (100,000 gallon replacement treatment cartridge) in lieu of Traditional Salt-Based Water Conditioner
- Network Closet with Rack-Mounted Video Monitor for Future Expansion
- Two Cat 6 And One Cat 5E (currently used for telephone) Network Runs to All Rooms
- Cable/Satellite TV RG-6 Cable to All Rooms
- Programmable Timer-Controlled Outdoor Flood and Accent Lights
- Honeywell Security System (owned – not leased)
- In-Floor Electrical Outlet in Living Room
- 60-Inch Stainless Steel Wolf Commercial Range With Six (6) Burners, A Griddle And Double Ovens. Commercial Vent-A-Hood Stainless Steel Exhaust Hood With Remote Blower.





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TECHNICAL/DETAILED FEATURES

- Bosch Appliances – Microwave/Convection Oven, Steam Oven with Convection capability, and Dishwasher
- Full-Depth GE Refrigerator/Freezer with Ice Maker Installed at Counter Depth
- Under-Counter LED Lighting in Kitchen
- Kitchen Electrical Outlets Are Hidden Below Extended Cabinet Lower Valance
- Zero-Entry Shower in Bedroom Two (2) Bath
- Jack-And-Jill Bath with Spacious Linen Closet and Built-In Hamper Between Bedrooms Three (3) and Four (4) – Each Bedroom Has Its Own Vanity/Sink Area and Walk-In Closet
- Oil-Rubbed Bronze Plumbing Fixtures and Hardware Throughout
- Schlage Lever-Style Oil-Rubbed Bronze Door Hardware
- Raised-Height Counter-Tops in Bathrooms
- Automatic, Courtesy Lighting in Hallways
- Insulated, Over-Sized Three-Car Garage – 8' Tall Garage Doors (i.e., one is 18' wide and Other is 9' wide)
- Garage Personnel Door
- Heavy-Duty Metal Garage Cabinets for Storage and Tools
- 220-Volt, 50A Electrical Outlet in Garage for a Level 2 Electric Car Charger or Welder
- Garage Floor Finished with Epoxy Paint
- Switched Eave Electrical Outlets (Christmas light outlets)

