

531 Electra Dr.

Features:

- Custom exterior doors by HURD doors
- Custom oversized windows by RAM windows
- Custom window coverings and 4" shutters
- Custom window tint: Block UV and safety
- Custom hardware by Emtek
- Custom interior shaker board doors
- Custom shaker board cabinets/soft close
- Sheetrock Level 4
- Professional grade Thermador appliances
- 48" double oven/range top
- 24" built in wine refrigerator
- Drawer style microwave
- Dishwasher
- 16" Scottsman ice machine built in: "nugget ice"
- Ultra quiet garbage disposal
- Water softener
- Granite throughout house with mitered edges: Kitchen, butler pantry, all bathrooms, desk and utility room
- Plumbing fixtures by Moen - 90 degrees
- Two high output Navion tank less water heaters energy efficient
- Travertine walled showers all bathrooms with mud and lath backing
- Travertine flooring in all bathrooms and utility
- Solid hardwood flooring throughout living, dining, kitchen, halls, office and master bedroom
- Oversized utility room with sink, desk and storage
- Automatic humidity sensing exhaust fans in bathrooms
- LED under cabinet and china cabinet lighting
- LED exterior and interior lighting
- Central vacuum cleaning system with hide a hose features
- Oversized sidewalk
- Custom Landscaping front and back yard
- Irrigation system and smart water management controller
- Custom drainage and detention system per CoH
- Custom half round 6" gutters with 4" round down spouts
- New dedicated irrigation water meter
- New 1" water meter for house and pool use
- New oversized gas meter (heats up pool/spa faster)
- New PEX plumbing and sanitary lines
- New electrical lines and service

Garage:

- Oversized garage : 28'L X 22'W
- Custom oversized full view glass garage door by CHI overhead doors
- Liftmaster premium garage door opener with DC backup battery, motion-detecting control panel and automated control
- Custom shelving and storage
- Custom garage epoxy flooring
- Garage/Pool 1/2 bath

Outdoor Living:

- LED moon and up lighting

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- Outdoor kitchen with hot and cold water
- 30" RCI gas grill w/roisserie

Insulation:

- House: Spray foam open cell Icynene insulation on exterior walls and roof deck
- Garage: Spray foam open cell Icynene insulation on roof deck and batt on exterior walls

Attic:

- Oversized deck area 99'X8'
- Conditioned attic: The attic space will be within 3-10 degrees variance of the living space

HVAC: With consideration of foam insulation

- Lennox 4.0 ton two stage variable speed 95% natural gas energy efficient
- XC16-048 two stage condenser energy efficient
- EL296UH095V48 variable speed air handler unit energy efficient
- CH33-50/60 evaporator coil
- R-8 flexible ductwork - digital programmable thermostat
- BMAC cabinet for upgraded filtration - fresh air intake
- Return airs in all bedrooms and in other necessary areas per application
- Duct design and heat load calculations

- Engineered truss roof joist system
- Timberline HD shingles
- Artisan premier lap siding by James Hardie

Automation & Security:

- Security: 3 keypads, door and windows, fire sensor, 5 motions sensors
- Cat 5 phone and data lines: Family, patio, office, bedrooms, attic storage room, etc...
- Pre-wire for home automation: HVAC, lighting, pool equipment, irrigation, garage door, etc...
- Pre-wire for home audio: Family room, kitchen, dining, utility, master bedroom and bath, veranda, pool, garage
- Pre-wire for surveillance and monitoring: Garage inside and out, front yard and door and backyard

Custom Pool and Spa:

- Pool - oversized 16' X 40'
- SPA - oversized 9' diameter perimeter overflow spa, clad in marble
- 3 - energy efficient variable speed pumps by Pentair
- 400 BTU Pentair Master Temp gas heater
- Cartridge filter by Pentair
- High pressure cleaner by Pentair
- Overflow drain 2"
- Auto fill
- Computer controlled pool automation by Pentair
- Wireless control interface by Pentair
- LED lighting in spa and pool by Pentair
- LED bubbler fountains by Pentair
- 3 - premium copper fire bowls and water fountains
- Premium pebble plaster
- Glass waterline tile
- Sun shelf clad with glass tile
- Deep end step out bench
- Custom shell stone tile decking on 4" concrete with rebar