

Shop upgrades

House Upgrades

Connected to house – all finishes exactly match the exterior and interior of the house: crown molding, textured walls, arches, wainscoting, etc.	1.5 story craftsman with circle drive with fountain and gas lamps, 2 car covered portico, large front porch and huge covered back patio/summer kitchen with fridge, built-in gas grill, outdoor TV.
Fully connected private office space with separate entry and two-way mirrored windows.	Fully connected private office space with secret door to master bathroom, plus additional possible office in master suite, and a three-seat study area in main living area.
Mosquito mister (from house).	Mosquito mister.
Plumbed for generator (in construction drawings and already approved by ACC)	Whole-house automatic natural gas 20KW generator installed.
23 speaker sound system, including 5+1 surround in the man cave, with 2 subwoofers, 2 back patio speakers and 2 speakers in the portico (currently set up with 6 zones).	4 outdoor speakers in the patio/pool area and the entire house is wired for speakers and controls in every room. Includes 5+1 surround in the theater room.
Passive whole-house water filter/softener.	Active whole-house water filter/softener.
Security system.	Security system monitored by ADT.
Built-in whole-house vacuum system.	Built-in whole-house vacuum system.
Automatic outdoor lights (dusk-dawn), including landscape lighting.	Automatic outdoor lights (dusk-dawn), including landscape and pool/spa lighting.
12-zone rain-sensing lawn irrigation system.	22-zone rain-sensing lawn irrigation system.
Insulated garage doors with 4 connected quiet garage door openers – remotes, keypad, or with an app. One all-glass door separating tool room from main shop area.	Insulated garage doors with 2 quiet garage door openers with remotes and keypad. Can be connected.
12ft MacroAir ceiling fan with digital control panel and 5 additional high efficiency ceiling fans throughout with remote controls.	High efficiency ceiling fans throughout with remote controls.
Ample florescent/LED lighting throughout for near-daylight environment in work area.	Under cabinet lighting in kitchen and decorative lighting in wine/bar area.
Bendpack XPR-10A-LP (10,000lb) asymmetrical 2-post list, custom black color.	Coffee bar with running eater and a refrigerator in the master suite.
Ingersoll Rand 2340N5-V, two-stage 80 gal, 5HP air compressor with filter and air-ports plumbed throughout work shop and attic.	Heated salt-water pool and spa with waterfall.
Two 220V outlets in tool room, one in ceiling for lift, and two upstairs.	Fountain has auto-fill valve to keep the fountain full at all times.
Roof has ridge-vents and a 36" attic fan with thermostat and automatic shutters.	Roof has ridge-vents.
Full gutters with gutter screening and 4" downspouts.	Full gutters with gutter screening and 4" downspouts.
Full bathroom with shower.	Every bedroom has an ensuite bathroom and walk-in closet. Pantry and most closets have automatic light switches.
Refrigerator, microwave, and Kegerator with tap built-in to bar area (will hold a full-size keg).	Wine refrigerator in wine/bar room.
Pearl-ice maker (like Sonic or hospital ice).	Separate ice maker in laundry room.
3-stage high-durability industrial epoxy floor covering in work areas and high-end floor tiling in living areas with granite counters in all areas.	High-end wood, tile and carpet flooring throughout and granite counters in all areas.
Two HVAC units with separate thermostats.	Three HVAC units with separate thermostats.
Three sinks with hot/cold water and 40-gallon high efficiency traditional gas water heater.	Four tankless high efficiency gas water heaters.