

23711 Tristan Bay Court Feature List

Luxury Living Upgrades

1. HVAC system upgraded in late 2017 with Fresh Air Intake, UV light air sanitizer, and 6" media filter at unit
2. HVAC has 3 independently controlled zones. Living area, Master Suite and Front Bedrooms
3. Rinnai tank-less water heater
4. Whole house generator with automatic transfer switch runs on natural gas, enough power for whole home minus using washer/dryer at same time. Installed 2015
5. Light fixture upgrades in Kitchen, Living room, Entry, and Office
6. Most of the light fixtures have been upgraded with LED bulbs
7. Hardwood flooring throughout living area and master
8. Quiet close Kitchen cabinets and drawers
9. Under cabinet lighting in kitchen
10. Under counter dedicated ice maker
11. Magnetic, quiet disposal system
12. Reverse Osmosis drinking water system installed 2018
13. Whole house water softener installed 2018
14. Decorative ceiling treatments in Master bedroom, Living room, and Office
15. ELFA pantry system
16. Office renovated in early 2017 with flooring and custom site-built cabinets
17. Upgraded Secondary bath with dual rain shower heads and frameless glass
18. Master bath has dual shower heads and frameless glass
19. 3" Clearview plantation shutters throughout
20. Solid poplar wood cabinets in Master bath and Secondary bath with faux finish paint
21. Custom built Utility cabinets
22. All upgraded base boards, door casings, and crown molding
23. Master closet pegboard system and additional shelving
24. Elongated toilets throughout with quiet close lids
25. Custom built cabinet in garage with heavy duty wall shelving
26. Three car garage with 8' tall doors, most other homes are 7' tall
27. Energy Efficient Ceramic Tint on all windows except Master bath and Bed 2

Media and Automation

1. Lutron Ra2 lighting system: Controls all the homes lighting and roller window shades via keypads, mobile app, and preprogrammed functions such as occupancy/in-occupancy and events based on time (these all can be personalized for the buyer's family comfort)
2. Luma hi-definition security cameras (8) mounted throughout interior and exterior of home with security monitor in Kitchen. System can be remotely accessed via mobile app
3. Rachio sprinkler system controlled via mobile app
4. Three zones of HVAC all controlled via Nest thermostats also can be controlled with mobile app

5. Media room with Insulated walls and weather-stripping on door. Ceiling speakers and wired for Dolby Atmos Surround Sound
6. Flat-Screen TV's to remain with house in Master bathroom, Kitchen, and back Patio.
7. TruAudio ceiling speakers throughout home (living area/kitchen, master bedroom, master bath, media room, office, garage, and back patio).
8. 5.2 surround sound in Living room with two TruAudio subwoofers
9. Sonance Sonaray outdoor speaker system around pool and patio area with buried subwoofer
10. Outdoor screen with cables for movie watching, projector included
11. Nest Hello smart doorbell
12. Zwave compatible touchscreen dead bolt locks on front and back door
13. An equipment rack for the whole-home automation controller, surveillance system, Lutron system, network system, battery backup, surge protection, Blu-Ray, two amplifiers for whole house speakers connected to a Sonos music system controllable via mobile app

Pool and Outdoor

1. Pool built in 2014
2. Includes water features, controllable lighting, hot tub/spa, pool heater (natural gas), Glacier chiller, Polaris cleaner, automatic filler.
3. All travertine re-sealed 2017
4. All coping joints re-done 2017
5. Outdoor wall mounted pool control and controllable via mobile app. Allows for scheduling of various features and control of all features from anywhere on your phone. Yep – you can turn on hot tub on your way home so it's to temp when you get there.
6. Equipment upgraded in 2017
7. New booster pump 2021
8. Split face travertine stone wall built in 2017
9. Complete outdoor landscape lighting with FX Luminaire converted to LED bulbs
10. 1 ¾" thick by 30" round steel fire-pit with natural gas burner and lava rock
11. Summer kitchen with 30" stainless grill and outdoor under-counter fridge
12. Great side yard for gardening or a trampoline.