

WHAT SELLERS WANT YOU TO KNOW

In the master bedroom, the shower is tile to the ceiling, has the rock-type floor, has the side jets in the shower. There is a flat screen mount in the master bedroom with the power and ethernet wired directly (to hang it with no wires showing). Also has a speaker for the music system that pipes music to the kitchen/back patio/master bedroom. Fireplace in master is a gas log fireplace. There are some AC outlets in the master near the bed and in the bathroom that have USB charging ports built in. There is also a hard-wired ethernet port in the master bedroom near the bed. The master toilet also has a bluetooth speaker system in the vent system (listen to music while you get ready for work, etc).

Aside from the master bedroom, 3 of the 4 other bedrooms are ensuite with their own toilet and tub or shower. All showers in the home have the rock finish flooring.

Living room has a TV mount above the fireplace with the AC, ethernet, and CATV wired behind it for no-wires showing.

One of the bedrooms upstairs also has a TV wall mount with AC and Ethernet running behind it. It also has hard wired ethernet in the nook (to accommodate a desk).

The bedroom above the garage has a hard wired ethernet port (for a desk/game console). It also has some AC outlets with USB charging ports near the bed (to charge phones at night).

The downstairs den has a hardwired ethernet jack and some AC outlets with USB charging plugs.

There is a data closet where the ethernet wired through the house terminates (it will be unlikely that any of the homes in the neighborhood have hardwired networks). There is a rack and a PoE router in there, as well as CATV (for cable modem) and the XFINITY alarm routers. The front doorbell is a Ring PoE powered camera with bi-directional communication over a phone app (subscription optional).

The game room has a closet where ethernet is hardwired (for streaming boxes, game consoles, etc). There is an HDMI cable running from a spot where a projector can be mounted. It is wired for 7.1 surround sound and we are leaving the 7 mounted speakers (they just get their own subwoofer). There are also a few AC outlets with USB charging ports.

There are storage attics above the game room and the garage. They are pretty large.

The crawlspace below the house is encapsulated to aid in keeping the area dry and has 2 running dehumidifiers and 2 sump pumps. This helps keep the humidity low in the house.

We had all the inefficient aluminum ducting removed and the more efficiently insulated flexible ducting installed to make the AC/heating more efficient. The AC system components outside were replaced in 2018 (and put on an elevated platform), the inside components were replaced around 2016. (It will be hard to find a house in the neighborhood with an AC system that is similar to those they install in new construction now.)

We have the 8 foot wood-composite privacy fence around the house (the wood composite (Trex) ages better than wood) with steel security gates (lions on them). The back gate across the back driveway is automated and wifi connected, can be opened/closed from a phone app anywhere in the world (so subscription needed) or the remote in the car. There is also a keyless access on one of the side security gates near the garage.

Custom double iron front door with the opening windows

Large baseboards throughout the house

Oversized deck, high ceilings and mature trees