

## 2110 STEAMBOAT RUN, FEATURES & UPGRADES

This list was prepared by the homeowner

The home was completely rebuilt in 2011 after a major fire. The home was originally built in 1979 but the 2011 building of the home included enlarging existing home layout and upgrading all home systems to 2011 building standards. This not only provided more square feet of living area for the home but because of updated materials and building practices the home is safer and much more energy efficient. All building materials used were of premium grade quality in reference to codes and standards.

Listed are some of the home upgrades today:

1. Enlarged master bath and utility rooms
2. Full tile in both bathrooms
3. Large Soaker tubs in both bathrooms.
4. Laminated engineered flooring throughout the home except kitchen, utility and bathrooms where tile is used.
5. Roofline raised and enlarged to provide covered porch area as opposed to add-on steel cover. The raised roof provided large storage areas above ceilings. Most of this area is floored with decking.
6. 200 amp underground electrical feeder upgraded instead of standard 100 amp feeder.
7. 200 amp industrial switchboard provided with three times available circuits to the home as original. Arc Fault and GFIC breakers provided for all required circuits per National Electrical Code.
8. More than required electrical switches and receptacles in the house.
9. Laminated flooring complete with painted shoe molding and quarter round for finish.
10. Family room complete with crown molding along ceiling.
11. Family room has 10 foot ceiling.
12. Dining room has arched ceiling.
13. Oversized utility room provides room for washer, dryer and cabinet storage areas including area to hang clothes.
14. Kitchen, utility room and both bathrooms have custom all hardwood cabinets installed. Kitchen is provided with two large pantry storage areas.
15. Extra framing and bracing used on house structure to bring home into windstorm construction specification. Hurricane brackets used in framing all joist and rafters in the house.
16. Tyvec house wrap used before bricking to seal the structure.
17. Acme bricks used for outside instead of Mexican brick.

18. Cool Ply Radiant Decking material used underside of roof for energy efficiency and reduced attic heat load.
19. R30 attic insulation used for efficiently
20. Full walk in closets in two bedrooms and two closet in third bedroom for extra storage.
21. Ceiling Fans with lights furnished in the house and two fans outside on large covered back porch.
22. New PEX piping system installed throughout the house instead of galvanized pipe.
23. Pre-Wired for cable TV and alarm system.