

Supplemental Seller's Notes

Vivint Smart Control System

- Lighting Control
 - Remotely control lights on first floor
 - Lights can be controlled via panel, smart phone or Alexa/Google Voice or set to schedules to avoid coming home to a dark house
- Security Features
 - All doors and windows have independent sensors
 - Supplemental glass break and motion sensors
- Safety Features
 - Fire alarm sensor connected to Smart Panel (if you have a fire when not at home it will immediately alert Vivint and fire department)
 - Water Sensors – sensors to alert you in case of washer, water heater, pipe leaks
- Convenience Features
 - Connected to Nest Learning Thermostat – will learn your temperature preferences and automatically adapt to reduce energy consumption
 - Moveable temperature sensor to allow temperature control of any room desired
 - Garage Door Status (check to ensure you garage is closed remotely)
 - Can also be configured to control garage open/close function

Kitchen/Butler Pantry/Dine-In Area

- Bosch Ultra-quiet Dishwasher
- Custom Made Solid Wood Cabinetry
 - Pull-out drawers within cabinets (easy to store appliances and pots/pans)
 - Trash Pull-out
 - Spice Rack
- Jenn-Air Cooktop with Gas Connection Setup – can modify cooktop to gas or grilling
- Remotely control pool and spa functions from panel

Great Room

- Ambiance Lighting – great for movie nights
- Energy-star Solar Screens on all rear facing windows help reduce energy bills

1st Floor Primary Bedroom

- Silk Custom Made Drapes from Jaipur India (also custom made drapes in dining and living)
- Black out Curtains
- Good views of pool and putting green and garden from windows
- Perfect place to turn on the waterfalls and catch a weekend nap

Media Room (already moved theater seating and A/V setup – currently housing exercise equipment)



- Acoustic Insulation to Enhance Sound Absorption/Reduce Reverberations
- Extra Thick Black Out Curtains
- Solar film and screens on windows to reduce energy consumption

Attic

- R-30 blown insulation in attic to reduce energy consumption and prevent water pipe freezing issues (installed in 2018)
- Water sensors to alert of any water heater or pipe leak before damaging other areas of house

Harvest Hill Dr.

- Close knit and diverse group with families from around the world
- Many young children
- Neighborhood gatherings and social events
- Very close to cul-de-sac for kids to play/learn biking or roller-blading (Harvest Hill Ct. – 2 houses down on the right side)

Autumn Creek

- Easter egg hunts
- Halloween and Christmas lighting competitions
- Beautiful walking trails
- 2 Parks
- Community Pool