

## ***Summary of Features and Construction Specifications for 6127 Canyon Creek Lane***

- \* 4 Bedrooms, 4 Baths Plus 2 Half Baths
- \* 4572 Square Feet Plus 2 Car Attached Garage and Porte-Cochere
- \* All brick exterior with the exception of the non-contiguous second story siding (Hardi-siding)
- \* Engineered Foundation with fifty (50) 8' x 18" concrete and steel piers under slab
- \* Three New (Nov. 2020) Trane HVAC Systems with latest technologies
- \* Three New (Nov. 2020) Honeywell HVAC Colored Screen Controllers - Wi-Fi Equipped
- \* Pre-wired for Back-up Power Generation (See Garage Panel Controls and Specs)
- \* New Rinnai Tankless Gas Hot Water Heater
- \* New Jandy JXI 400,000 BTU Pool and Spa Heater, with new 1 1/4" Gas Supply Line
- \* Energy Saving passive ventilation system on all exterior walls (Fully "Vent-Skinned")
- \* CelBar high efficiency insulation system engineered with Insect Resistance
- \* All framing upgraded to #2SYP KD Lumber using Hurricane Straps & Clips for wind resistance
- \* Full exterior plywood sheathing (no OSB or Styrofoam)
- \* 30-Year composition roof decked with Tech-Shield radiant barrier. Full span ridge and hip vents
- \* Double-pane insulated grey tinted windows
- \* Solar Screens for large West facing windows with Wireless Remote Controllers for Lower Tiered Shades
- \* Type L copper plumbing
- \* Interior sound proofing package between floors and in select interior walls
- \* Dual staircases
- \* Professionally equipped kitchen with dual sinks and disposals
- \* Granite Counter tops
- \* DCS 48" Dual-Fuel 6-burner range plus griddle. Double ovens with proofing/convection/self-cleaning
- \* Crystal custom maple cabinets in kitchen and butler's pantry, custom painted
- \* 2 story entryway and den
- \* 10' ceilings first floor with 11.5' ceilings in Master Bedroom and Sun/Sitting Room
- \* 9' ceilings on second floor with 11.5' ceiling in Media Room
- \* Jacuzzi tub in master bath with separate glass block shower
- \* 3 Heat n' Glow gas fireplaces. Unit in Master Bedroom has remote control
- \* Wrought Iron Stair and Balcony Railings
- \* All interior Doors are solid core-8' doors on first floor, 6'8" doors on second floor
- \* Travertine stone floors in entry/kitchen/den/laundry/all bathrooms
- \* Wood floors in study/formal dining/breakfast/sitting room (Refinished in 2013)
- \* Wood floors upstairs (New Carpet in Media Room - 2018)
- \* Honduran Mahogany Front Door with leaded glass
- \* Central Vacuum system
- \* Security System with integrated cellular phone backup signaling system
- \* Wrought Iron driveway gate with 3 remote controllers
- \* New M&S, AM/FM, Cell Phone Connected Stereo & Intercom System throughout entire house
- \* Exterior patio Speakers connected to in-house entertainment system

- \* Water Conditioning System
- \* 37' freeform heaters swimming pool plus 8' spa and rock waterfall
- \* Concrete pavestone driveway and pool deck
- \* New Sprinkler System installed with 5 custom drip stations/locations in rear of home
- \* "Tubes in the Wall" pest control system
- \* Timbor Frame termite preventative treatment
- \* Freestanding outdoor wood burning fireplace
- \* Freestanding outdoor rear Gazebo with grill and protection for pool equipment, ceiling fan and lighting
- \* DCS 36" grill plus 2 chamber BBQ smoker under rear Gazebo
- \* 2 Massive walk-in attics, plus additional access from Garage

## **New (2019/2020) Mechanical and Electrical Improvements**

New Locks Placed on Gate Controller Box w/ 4 keys	\$ 265
Gate Receiver with 3 Remotes	\$ 550
M&S In Home Stereo/Intercom System	\$ 3,650
Full-Yard Sprinkler System, w/rear drip	\$ 7,800
3 Custom Toilets - downstairs	\$ 1,600
New Pool & Spa Gas Heater	\$ 3,634
New 1 1/4" Code Gas Line to Rear Grill & Pool Heater	\$ 4,475
New Electronic Controls/Ignitors Outdoor DCS Grill	\$ 877
New Lennai Gas Hot Water Heater	\$ 6,450
3 New Trane A/C Unit & Gas Fired Furnaces	\$ 26,534
3 New Wi-Fi Honeywell A/C Unit Controllers	\$ 1,865
New Rear Fencing & Wooden Access Door/Side Ext Master	\$ 400
Front Yard Stone and Landscaping	\$ 2,400
New Electrical GFI's, Timers, Front/Rear Lighting	\$ 1,600
New Ceiling Fan & Light Fixture Boy's Room	\$ 600
Rear Custom Bird Feeder	\$ 400
New Custom Stone around rear of Gazebo	\$ 800
New Paint Throughout	\$ 9,500
Pool Resealed 3/22/21	\$ 1,900
Tile and Carpet Professionally Cleaned 4/1/2021	\$ 1,100
<b>Subtotal</b>	<b>\$ 76,400</b>

\*A/C Warranties transferable to new home owners

\*Receipts, Specs and Warranties for all major items included in 3-ring Binder