

## FEATURE LIST

Custom design and built from foundation up. Very private setting backing to 21 acre greenspace, Wrought iron electric gate for extra privacy & security. Foundation was built with (24) -8 ft drill piers with 3ft bell bottom which has prevented any foundation settling. Celbar spray insulation in walls to maximum R-Value and sound proofing very energy efficient. 12 ft ceilings downstairs with 6 inch wall thickness, 24 inch flat trusses to support second floor and 1-1/4 inch tongue & groove sturdy floor decking. Roof has Tech-shield deck with ridge vents which helps keep attics cool all summer reducing electric bills. Large attic storage above family room & above master closet great for all the holiday decorations. Surround sound throughout downstairs & back porch, central vac system keeps dust out of house with connections in every room and 2 sets of hose attachments ( 1 upstairs and 1 down). Electric chandelier lift system in foyer for ease of cleaning & maintenance. 48 inch wood panel built in refrigerator, double ovens w-convection. RO filtration system in kitchen. 25,000 gallon Salt water (no chlorine required) pool with beach entry, Pebble-tech finish, 4 ton natural rock waterfall and 6 person heated spa, computer wifi controls by PC or phone app. Verandah w- rope lighting for night time gatherings. Storage room behind laundry room and 12x16 out building with electric door (2011), 20 amp-220V generator connection located by pool equipment which can power home essentials (lights, refrigerator and water heater). Plenty of space for a 2 car detached garage in back. We chose to have shade verses another garage. VERY LOW TAXES saved thousands over the 20 years of ownership.

3 New AC units: 4-ton unit which is downstairs living areas (2018), 3-ton unit which is upstairs (2021), 2-ton unit which is Master Suite (2021)  
New Rannai Instant Hot water on demand (2021)  
New Microwave (2021)  
New Hayward pool controls (2021) with wifi connect controls from iphone app & PC connect  
New Pool heater and Polaris pump (2021)  
Frameless shower enclosure (2021) , Quartz counters with new oversize sinks in Mstr (2021)  
Exterior Painted (2021)  
New Carpet (2021)

## UTILITIES 2020

Electric \$356 high / \$145 low  
Gas \$99 high / \$25 low  
Water \$190 high / \$40 low