

Beautiful Stone and Brick elevation are found on this home with only one neighbor. There are no back or right side neighbors for additional privacy. Inside the home you are welcomed by the impressive Stone wall at entry to family room, matching the floor to ceiling fireplace. This fireplace also offers gas logs, for your convenience. Please see the list below for more of the features, improvements, and upgrades found throughout this home.

#### MECHANICALS

- Downstairs HVAC system replacement May 2021, greater efficiency 16 SEER Carrier
- Upstairs HVAC replace/upgrade coil, rebuilt plenum Aug 2018
- HVAC systems have had routine spring and fall inspections and maintenance since original construction.
- Upgraded HVAC thermostat controls to programmable Ecobee, for home comfort and energy conservation
- Added remote temperature sensors

#### POOL – PATIO – OUTDOOR KITCHEN

- Pool and Hot tub are heated and have wireless remote
  - (Please see spec sheet and drawings attached for additional information)
- Screened-in outdoor living has ample of room for entire family and friends – mosquitoes not allowed
- Screened-in outdoor living space offers living, dining, and built-in outdoor kitchen.
- Outdoor kitchen includes:
  - Sink
  - Bull brand rotisserie BBQ
  - Separate burner
  - built-in refrigerator
  - 2 drawers and 3 access doors to under- cabinet storage
  - All stainless steel

#### SOUND - WIRING – MEDIA ROOM

- Security system functioning and currently monitored
- Wiring for ethernet and cable throughout
- Family Room wired for 5.1 system, with 4 built in speakers
- Built-in whole house sound system
- Primary bedroom has conduit to enable wiring, e.g. speaker or HDMI, to be run to/from opposite walls
- Media Room offers closet for electronics
  - Wired for 7.1 sound system
  - Conduit for possible ceiling projector
  - Wired via conduit to flat screen TV
  - Switched, recessed ceiling cove lighting in addition to standard ceiling lights
  - Curtains at media room double door entrance and at TV wall remain
  - Front side-wall hangings remain
  - Window coverings in game room match and remain
  - \*\*\* EXCLUSIONS – Existing speakers on wall of media room (not available)  
\*TV in media room available for purchase

## PRIMARY SUITE

- Steam Shower in primary bath – the perfect private steam room
- Closet in bedroom was extended
- Primary suite offers an upgraded bay window overlooking the pool

## LOTS OF CONVENIENT STORAGE

- Upgraded attic storage off of 2 bedrooms, taller doors installed for easier walk in storage
- Additional storage under stairs was extended from coat closet
- Primary closet extended for additional storage

## LAUNDRY ROOM

- Sink in laundry room.
- \*\*Washer and dryer available. Dryer just purchased

## GARAGE

- 5 foot side extension in garage for storage or workbench

## EXTERIOR

- Lawn and garden sprinkler system with automatic controls
- East side wooden fence, and connected gate to front, replaced 2021
- Front gate/wall on west side replaced 2018
- Roof maintenance in May 2021

## ADDITIONAL ITEMS – WATER SOFTENER AND REVERSE OSMOSIS

- Whole-house water softener installed at house construction
  - routine maintenance performed by vendor since installation
- Reverse osmosis unit under kitchen sink serves drinking water at sink and to refrigerator
  - Same vendor as water softener