

## **815 WOODARD FEATURES**

**CONTEMPORARY 2,572 SQ FT HOME, CUSTOM DESIGNED BY ARCHITECT, BRETT ZAMORE IN 2010 AND COMBINES TECHNOLOGY WITH ARTFUL PRESENCE.**

**HOME IS SHOT TROT DESIGN, WHICH IS 2 STRUCTURES CONNECTED BY A HUGE, ALL GLASS BREEZEWAY THAT IS OPEN TO FRONT AND BACK OUTDOOR SPACES.**

**AUTO DRIVEWAY GATE AND TWO CAR GARAGE WITH LOFT FOR STORAGE**

**METAL ROOF**

**WASHER, DRYER, FRIDGE INCLUDED**

**SOARING CATHEDRAL CEILINGS AND CONTEMPORARY OPEN DESIGN**

**REFURBISHED OAK FLOORS THROUGHOUT, TILE IN BATHS**

**CUSTOM STEEL AND GLASS STAIRS LEAD TO UPSTAIRS LOFT, PERFECT FOR OFFICE OR EXTRA LIVING SPACE**

**MANY BUILT-INS THROUGHOUT**

**KITCHEN IS OPEN TO LIVING ROOM AND FEATURES OKITE COUNTERS (ITALIAN SILESTONE), TONS OF IKEA CABINETS, GIANT FARMER'S SINK, BOSCH DISHWASHER, BREAKFAST BAR AND A ROW OF WINDOWS.**

**LARGE LIVING ROOM W/BUILT INS, CEILING FAN AND SOARING CATHEDRAL CEILING. LIVING ROOM FEATURES DOUBLE DOOR WITH GREEN SLIDING LOUVRE WHICH GLOWS IN THE AFTERNOON SUN.**

**LOTS OF ENERGY EFFICIENT DOUBLE PANE INSULATED WINDOWS CREATE A LOT OF NATURAL LIGHT**

**LENNOX AC IS DESIGNED FOR OUR CLIMATE WITH BUILT IN DEHUMIDIFIER. AC COILS RECENTLY REPLACED.**

**2 HOT WATER HEATERS**

**300 GALLON METAL RAIN HARVESTER IN BACK YARD, VEGETABLE GARDEN ON SIDE, CHARMING BACKYARD W/PRIVATE BACK PORCH THAT LEADS TO BREEZEWAY**

**HUGE PRIMARY BEDROOM W/SITTING AREA AND LARGE WINDOWS FOR LOTS OF LIGHT.**

**PRIMARY BATH WITH DOUBLE SINKS, OKITE COUNTERS, LARGE STALL SHOWER,  
AND EXTRA VANITY FOR MAKE-UP AREA, HUGE WALK IN CLOSET**

**2<sup>ND</sup> BEDROOM FEATURES ENSUITE BATH WITH TUB/SHOWER, WALK IN CLOSET.**

**FLEX ROOM WITH SLIDING SHOJI DOOR FROM HALL AND ANOTHER BARN DOOR  
ENTRY TO LIVING ROOM, MAKES A GREAT GUEST ROOM OR EXTRA LIVING SPACE.**

**LAUNDRY ROOM IN HOUSE, FEATURES A STAINLESS STEEL SINK AND BUILT-INS.  
WASHER AND DRYER ARE INCLUDED.**

**HUNTER-DOUGLAS UP DOWN BLINDS THROUGHOUT**

**BUILT IN SPEAKERS IN LIVING AREA**