

# SPECIAL FEATURES LIST

## INDOOR

- In-ceiling Klipsch speaker system featured in the kitchen, primary bathroom, formal dining room, and backyard patio
- 4 Camera, high definition, security system
- Home is wired with Cat 6 Ethernet Cable
- Home is pre-wired for full home automation
- Hand finished cedar beams in vaulted living room with second floor Juliet balcony and catwalk overlook
- Primary bathroom features a walk-in shower with his and her storage niches and 4 shower heads
- Both upstairs secondary bedrooms feature their own en suite full bathrooms
- Half bathroom located off the upstairs game room for guests use
- Upstairs media room is fully insulated for sound control and features its own separate thermostat
- 3/8" Thick, wide plank, hardwood floors throughout all the common areas on the first floor
- Temperature and humidity controlled 250-bottle wine cellar features an array of bottle and wood case configurations
- Kitchen features upgraded GE Monogram appliances – 48" range with 4 burners, griddle, grill, and 2 ovens accompanied by a stainless-steel backsplash, warming shelf, and an exterior exhausted hood, a flush cabinet full-size GE Café refrigerator with optional in-door Keurig coffee system, and a 54-bottle wine refrigerator
- Kitchen cabinets extend to ceiling and are 16" deep, including under cabinet lighting and upper cabinet puck lights
- Laundry room is connected to primary closet and is also plumbed for a sink
- Second floor walk-in attic space providing an additional 300 square feet of storage
- Plantation shutters featured on the front of the home
- Water softener located in garage.
- Home is LEED certified, Silver grade

## OUTDOOR

- 14,000 Gallon gunite pool and spa installed in 2017, featuring an extended pool deck and custom landscaping
- Backyard patio is wired for a TV, as well as, features gas, plumbing, and electrical connections