

Thank You for visiting 18543 Michaels Run, we wanted you to have this information that might or might not be included in the listing so that you would have a clear understanding of all of the extra details that are installed in this house.

- **21 Seer Trane Air conditioners (2) 3 Ton units with I Pad type Controls, and able to control with phone**
- **(2) 1.5 Ton Mini Splits in the AC space in the gym and game room with remotes**
- **Full Open cell Spray foam with all wood rafters completely wrapped**
- **R 30 insulation in the roof of man cave, and R 25 in the AC space**
- **Low E windows**
- **+/- 280 lineal foot of knotty alder stain grade cabinets and built ins in the media, and living room**
- **Built in chest in all closets**
- **Full LED lights in the house**
- **Plantation shutters**
- **Double Refrigerator/Freezer with separate ice maker, wine chiller**
- **Full Landscaped, whole yard sprinkled, and full grass**
- **Extra wide driveway with extra parking area**
- **Travertine front Porch**
- **Pool and spa heated**
- **Putting Green**
- **Artificial Turf around the pool to keep grass clippings out of the pool**
- **24 Ga. Lok Seam Standing Seam Roof from MBCI**
- **Upgraded 1" meter with 1" water line, so no drop of pressure**
- **8' Knotty Alder stain grade solid Doors in all entry areas coming off the main house**
- **Large wood tile throughout the house downstairs**
- **Natural gas fireplace with auto starter in the master and great room**
- **Gutters and downspouts that go to internal drains**
- **Shark Grip on the outdoor patio and travertine coping**
- **(2) Instant hot water systems**
- **Brand new whole home generator with a 400 amp transfer switch**
- **Brand new water softener system**
- **Full exterior security camera system with hard wired alarm**
- **Full outdoor kitchen with natural gas grill**
- **Brand new garage doors on the shop with an automatic opener on the large one**

Thank You for taking the time to look at our house.