

26714 Majestic Ridge Ln. Feature List

- **Custom Pool & Spa by Sunset Pools:** Pool Depth is 3'5"-7'5" with additional 11'2"x9'6" Sun shelf and 25'6" bench along side.
 - Spa is 9'x6'.
 - Features MasterTemp 400k BTU heater with Intellichem/Intelliflo System.
 - 3 Sheer Descents
 - 4 Globrite LEDs in main pool + another in the Spa.
 - Entire system is WiFi Connected accessible via ScreenLogic App.
- **Control4 Home Automation:** Features Wifi Connectivity/App allowing control of:
 - Lights, Blinds, Garage Doors, HVAC System, AV Multimedia Systems, Home Sound system, Security system (Can be upgraded for more functionality)
- **Whole Home Generator:** 24KW Generac Guardian Series with WiFi connectivity (app accessible) and 400AMP Automatic Transfer Switch
- **Mosquito Misting System:** 35 Nozzle system covering back yard/patio and front entryway
- **Automotive Lift:** Bendpak HD-9 with 2 Drip Trays on portable casters goes the ability to lift a car and park another one under it.
- **Backyard Patio Features**
 - Full Snow White Marble flooring professionally installed by Sunset Pools
 - 30" Bull BBQ Grill in stainless steel with rotisserie, lights, finishing frame
 - 30" Stainless steel door and drawer combo
 - Outdoor Rated Fridge with frame
 - Bull BBQ Searing Station
 - Stainless Steel undermount Sink
 - 5 Electrical Outlets + 1 additional on its own circuit
 - 4x B&W Outdoor speakers than can be synched to Control4 automation system.
- **Media Room & Game Room:**
 - Sony 4K SXR Home Cinema Projector
 - Screen Innovations 120" 16:9 Ratio Screen
 - Yamaha RX Audio/Video Receiver
 - 9x Triad Speakers (inwall) + OmniSub
 - Araknis Networks Gigabit Switch
- **Surveillance**
 - 5x LTS Platinum Professional Series 8 channel NVR
 - Nest Doorbell
- **Outdoor Accent/Holiday/Security LED lighting** with customizable colors (Controlled via Gemstone App)
- **Lighting:**
 - Restoration Hardware 72" Crystal Halo Round Chandelier on Motorized lift (Living Room)
 - Restoration Hardware Rectangular Chandelier (Dining Room)
 - 18 Light Tiered Glass Flute Entry Chandelier (Foyer)
 - 40" Round Chandelier in Breakfast room + 3 Lantern Pendants over Kitchen Island
- **Custom Closet** featuring jewelry drawer, puck lights, glass paned showcase shelves, & hamper drawers