

7306 Fall Creek Bend

• LIST OF FEATURES

• Energy features

- Spray foam insulation in exterior walls and in attics/roof deck
- Low E windows
- Plantation shutters
- 18 SEER variable speed Trane HVAC system
- ERV fresh air ventilation system
- Programmable, internet enabled thermostats
- Tankless water heater

• Upgrades

- Custom cabinets in kitchen and bathrooms
- Custom built-ins in study, utility room, closets and full bathrooms
- Hairdryer drawers in bathrooms
- Wood like tile throughout 1st floor
- Superior Fireplaces DRT3000 direct vent fireplace with electronic ignition
- 36" GE Profile gas cooktop with 5 burners
- GE Café 30" French door convection oven
- GE Profile 30" convection oven
- GE Profile warming drawer
- GE Profile 36" vent hood

- **GE Profile 2.2 cu ft built in microwave oven**
- **Bosch 39 decibel dishwasher**
- **Wall mounted pot filler**
- **Delta Touch2O kitchen faucet**
- **InSinkErator noise insulated garbage disposal**
- **Internet enabled garage door openers with outdoor keypad**
- **Media closet – all speaker prewire, ethernet, and coaxial connections terminated in one place for media distribution**
- **Cat 6a ethernet hookups throughout house**
- **Livingroom and outdoor patio speaker prewire**
- **2 fully floored attic spaces**
- **PEX plumbing**
- **PEX plumbing manifold**
- **Landscape lighting on front exterior**
- **Epoxy flooring in garage**
- **Multi-zone sprinkler system with Rachio controller**
- **Internet enabled pool controller for pool, spa, heater, lights, and waterfall**
- **Nest Doorbell camera**
- **2 Nest outdoor camera in back patio**
- **Yale internet enabled backdoor lock**
- **SimpliSafe security system**
- **Leviton internet enabled hardwired light switches for porch light, landscape lighting, and for Christmas light outlets**