



2044 Granite Shores Dr

Features & Additional Information

- 4 Bedroom, 2 Bath.. currently configured as a 3 bedroom plus a home office with French door entry from living room
- Primary bedroom has attached en-suite bathroom, with walk in closet, dual sinks, vanity space, separate water-closet, spa shower with glass inlay tile and soaking tub with frosted window, all brushed nickel fixtures
- Mahogany and leaded glass front door
- Hand scraped engineered wood flooring & carpet
- Custom decorative wall treatment in primary bedroom
- Custom automated ceiling fans
- Custom automated decorative lighting throughout
- Gas log fireplace, remote controlled
- Arched entryways throughout
- Open kitchen with 42" wall mount cabinets, double sink breakfast bar, all granite surfaces
- Kitchen Island with storage and electric
- Stainless kitchen appliances
Included in sale: Microwave, Dishwasher, Range, Oven, Samsung Refrigerator, LG Top Load Washing Machine, LG Dryer (for gas & electric)
- Custom built-in shelving in hall closet
- Automated LED Lighting throughout interior
- Covered patio, plumbed for water and natural gas for future outdoor kitchen build
- Custom rods and weighted drapes surround covered patio
- Additional retractable covered patio seating area
- Custom privacy screen panels with wood surround on backyard fence
- Natural gas brick fire pit with fire glass
- In-ground fiberglass saltwater pool (3-4 ft depth) features a submerged sundeck
- Solar pool heating system
- Variable speed pool pump
- LED in-pool lighting
- Automated pool vacuum
- Complete rain gutters connected to French drain system (to curb)
- 2 backyard drains connected to French drain system
- Exterior solar screens on all windows
- Low E double pane insulated SHGC (solar heat gain coefficient) windows
- Radiant barrier roof decking
- 15 SEER A/C with variable speed furnace
- Pressure relief ducts in bedrooms
- Dedicated Air return in primary bedroom
- 3 Car garage, 1 double 1 single

- Extra wide driveway
- Transferrable home warranty from builder

Home Technology

- Generac 14Kw Whole home Generator (natural gas) Whole home surge protector
- Whole home audio speakers (in-ceiling, all rooms, garage, patio & backyard)
- 5.1 Surround sound speakers (in-ceiling, surround, in-wall front/center and subwoofer behind)
- CAT6 cabling to TV mounts for HDMI Matrix inputs
- HDMI cabling to various wall jacks for HDMI matrix inputs
- CAT5 Ethernet cabling run throughout house to all rooms, garage
- 11 IP Cameras (10 external, 1 in garage, 1 is PTZ over driveway)

Home Automation

- 6 in-wall touch panels (android based for home automation control) also controllable via personal device (phone, tablet etc)
- Automated Z-Wave capable light switches/dimmers
- Automated Z-Wave capable ceiling fan speed control
- Automated Z-Wave capable touchpad front door deadbolt lock, smart re-key capable
- Automated Z-Wave capable motorized window blinds in kitchen/dining, primary bedroom and living room.
- IP connected doorbell with integrated IP camera hardwired (not wifi)
- Wifi controlled garage door openers
- Wifi controlled thermostat
- Home alarm system
- Office closet ventilation system for electronic equipment

Noteworthy Features

- Lot has immediate access to Fire Hydrant
- Well lit lot due to placement of street lamp
- Lot is situated at the high point of the street, rain water drains to the left and right of the lot away from the home
- No homes with driveways across the street to impede access to your own driveway and allows for plenty of street parking.

Added Items that will stay with the home

- Stainless Samsung Refrigerator
- LG top load washing machine
- LG dryer Gas & electric capable
- Pool Maintenance equipment (automated vacuum, brush, dip net)
- Outdoor furniture (sectional seating, dining table and chairs, sofa, side chairs, end table)
- Outdoor storage box
- Treated wood swing set
- Non hard wired subwoofer for home theater
- All window treatments, rods and drapery

NOTE: Server/ media equipment and rack in the office closet to control home automation is excluded from the sales price but can be purchased. Please inquire.