

- Custom made 9 foot locking Iron gates on both sides of the property
- Main Entrance Covered and Raised Porch Deck with Custom made 8ft Hardwood door with slate tile underneath
- Sconce lighting all around the property with photo cells, no need to turn off the switch
- Piers and beam foundation is the strongest of its kind and the subfloor is raised 5 ft high sitting on blocks which are also filled with concrete, ( there are 18 piers exactly, each pier is 8 ft deep and 3 ft wide) , This foundation is built to last a lifetime!
- Electric Vehicle \*\*\*Fast Charging\*\*\* Outlet in the garage. It is a 240 volt / 60 amp with a 6 gauge wire which will give you the fastest charge available.
- Garage also has a conduit that leads all the way to the attic for future use of solar panels. Also very tall ceilings perfect for future storage shelves and very bright led lighting.
- Cat 6 wiring in every room , main access in primary closet
- Video door bell and Garage door can be easily accessed with any smart phone. You'll know everytime some one is at your front door and you can speak to them directly. It will record any movement and send you an alert right away.
- Birch Hardwood floors everywhere, color is "Truffle" and they are glued down on top of 3/8" plywood which were glued and nailed on top of the subfloor to ensure a smooth, quiet and perfectly leveled finish.
- The family room has one middle outlet under the T.V. area which has a separate breaker, perfect for an electric fireplace making sure it won't trip
- 1st floor balcony deck has a wetfan and vapor tight led lighting which is 100% waterproof and super bright
- 2nd Floor Balcony Deck has 3 wall mounted water proof led lights pointing down towards the deck which are very bright with a photo cell, so you can leave the switch on. Your backyard evening parties will have plenty of light at night.
- Each floor has its own thermostat. ( 3 total)
- 1st and 2nd floor rear decks have French doors that open all the way, making it easy for bringing in large furniture and convenient for large gatherings walking in and out.
- 3 cm thick Quartz Countertops everywhere. "Calacatta" in the master bathroom and "White Carrera" in the kitchen.
- Soft Close Cabinets and Drawers everywhere with undermount lighting in the kitchen and mini wet bar that has 2 different color choices, soft white and white light.

- Space for fridge under the mini wet bar, this room is perfect for airbnb/ tenant/ mother-in-law suite with private access through the deck.
- No HOA
- Brushed nickel hardware everywhere with single handle faucets and modern style sinks (not round but rectangular)
- Kitchen has glass stacked backsplash and tons of storage cabinets with lazy Susan cabinets on both ends. Also the center counter top has the larger gas stove and convenient spice rack and cabinets built all around it.
- All bathrooms have floor to ceiling tile and every shower has a bench with niches and rain shower heads.
- Master bathroom has a custom made large 8.5 foot tall glass shower that is borderless.
- Utility room has both gas and electric available.
- Excellent Security system by Honeywell with sensors all around the 1st and 2nd Floor and 2 main hubs that are 8" touchscreens. One in main entrance and the other in the primary bedroom.
- The kitchen vent hood is double sided with lights and is very powerful, it will disperse any odor directly outside very quickly making sure it will never smell bad no matter what your cooking.
- Lots of tall double pane windows everywhere offer so much natural lighting that you don't even need to turn the lights on during the day. Also super quiet. The upstairs bedrooms offer double pane double hung windows which offer the best airflow.
- All high-end Frigidaire Gallery Appliances and the AC unit is a 5 ton, 16 seer, made by Carrier. It is sitting inside a very secure metal cage raised 5 ft for maximum protection.
- There are also 2 crawl space doors on both sides of the home in case any servicing is required.
- The water detention on this home is superb with 5 catch basins in the ground ( 2 in the crawl space , one in the middle of back yard , 1 along the left side of the back yard and another one by the left side of the driveway by the tree). Plus there are 8 total engineered flood vents installed ( 4 in the garage and 4 in the crawl space ). You will never have any water or flood issues.

The exterior color of the home is "Alabaster" including the Stucco and the borders are painted "Burnished Brandy" with a satin finish from Sherwin Williams, the interior walls are also painted "Alabaster"