

## SPECS FOR BATENHORST

- 5700sq ft. Ranch style home-
  - 185 ft front yard footprint
  - 5 Bedroom
  - 7 Bathroom
  - 4 car garage
- Home Gas Generator – Generac 20kW
- 2 Kitchen islands
- 2 Kitchen faucets (1 on each island)
- SMART HOME:
  - Full home audio/video system:
    - Savant system w/4 K Matrix – installed 2019
      - Whole home Audio w/ 12 sets of speakers throughout
      - 12 TV's
      - 2 Surround Sound Systems (Family Room and Theater Room)
    - 8 Security Camera w/ DVR
  - Ring Doorbell
  - Commercial Grade WIFI system
  - Remote Leviton Lighting and HVAC control
- Aquatex Water Softener w/reverse osmosis filter system additional water faucet in kitchen including all ice makers.
- LED kitchen lighting for overhead and undercabinet
- 200 square feet of attic storage not included in livable square footage
- Home improvements
  - New quartzite countertops/faucets - 2022
  - All 3 water heaters have been replaced
  - All 4 AC units have had their coils replaced
  - New roof and gutters - 2018
  - House repainted - 2020
  - New cedar fence - 2020
  - Converted outdoor patio to an enclosed Weight Room w/reinforced flooring and panoramic windows. Built in 2017
- Built ins in all rooms including head knockers in all 7 baths
- LED Landscape lights
- Children's retreat/study/playroom/tv room next to 3 bedrooms

- Built in window benches with storage cabinets in all 3 bedrooms
- Oversized laundry room with closet and cubbies
- Oversized pantry
- Outdoor Features
  - 22000 Gallon pool
    - 3 to 7 ft depth w/ zero entry
    - 8-person hot tub
  - Gas Fire Pit
  - 953 Sq ft of covered outdoor patio space
  - Full outdoor kitchen with sink, grill, ice basin and refrigerator