

6306 Pineshade Lane

Special Features & Upgrades

Exterior

- Freshly Paint painted exterior with Italian paint
- All New Soffits /Vents
- All New Gutters
- All New no obstruction Windows - Anderson 100s
- All New Soffit - smart lighting
- All new Sewer drain system
- All new concrete patio
- All new side yard fence
- 8 zone sprinkler system
- Gas hookup in the rear patio for Grill

Mechanical

- All new PEX plumbing
- All new HVAC air Ducts
- All new Electrical wiring
- All new Electrical Panel 200 Amps
- 60 Amp Tesla charger in the Garage
- Additional 220V outlet for flex use in the Garage

Interior

- All new solid core interior doors
- All new exterior energy efficient exterior doors
- All new Custom Ceiling Design with integrated LED lights
- All new Custom Woodwork around the house
- All new 3/4" Engineered hardwood UV protected Hard Wood Floors
- New Utility Room with both, 220V electric or Gas Dryer hookups
- Premium Slide and Stack Glass Patio Door
- Over 75 Hubless smart full RGB recessed lights in and around the house
- New 1.5 Ton A/C unit for Guest Suite.
- Auto sensing garage lights
- All new R-38 insulation throughout the house
- LEVEL Smart Lock entrance door (works with key/touch/card/app/link)
- Custom built in drawers and shelves in all closets

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Bathrooms

- Concealed tank toilet in guest bathroom
- Fully Automatic Smart toilet with Remote in the master bath
- Double Rain Shower with Skylight in the primary bath
- 36" wide bathtub
- Custom steam unit with fully enclosed glass shower in the primary bathroom

- Blumotion softclose Slides in drawers
- Luxury wall mounted Brizo faucets
- Kohler Fittings in Guest Suite
- Lux floor to ceiling tiling in all bathrooms

Kitchen

- Custom Cabinetry with scruff proof paint and blu-motion hardware
 - All New High-end Cafe Appliances including 1200CFM custom zephyr vent hood with return air
 - Custom Brazilian Quartzite countertop, waterfall and backsplash
 - Brizo kitchen touch on/off faucet with oversized sink and 1hp disposal
 - Custom breathable cabinet with pullout vegetable baskets
 - 2 Full Size Fridges (Cafe & LG), one in main home and the other in the suite.
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- Mud Room - Bench & Hooks
 - Butlers Bar

Compass Listing can be found [here](#)