

22430 Three Pines Drive

Feature Sheet

- 10,000 gallon heated pool with pool cleaner and color changeable LED lights.
- Mist away Mosquito Mist System around the entire back yard with 50 spray nozzles.
- Guardian Quiet Source Generator. Hooked into natural gas 40 kw with generac auto on/off control panel.
- 10 x 18 greenhouse with heater and rainwater collection.
- Underground drainage system throughout the back yard with 8 collection points.
- 36 x 36 detached garage with 18 x 9 garage door in front with a lift master opener and 8 x 8 roll up door to the attached 36 x 21 covered patio.
- Full bathroom in the garage with urinal.
- Huge attic space above garage is decked with plenty of space for storage. There is a fold down attic ladder and a versa lift attic lift system to lift items up to and from attic.
- Garage has two built in work benches with storage racks and cabinets around the perimeter.
- 7-8 fluorescent lights to light up the garage.
- A1 ton 10' lift crane located in garage.
- Behind garage is a 36 x 10 covered concrete space.
- The 36 x 21 covered patio off garage has 4 – 72" fans, dimmable recessed lighting, cooling mist system and stereo speakers in the ceiling.
- Outdoor kitchen has a 2 x 5.5 stainless steel vent hood with lights, and stainless steel farm sink.
- Covered patio has a natural gas fire pit for your entertainment needs.
- Back yard perimeter fence is aluminum with a separate dog run on the side and back of the garage, 5 double gates and 4 single gates.
- Backyard has 5 rock flower beds that are irrigated and have drains.

- Backyard vegetable garden has 3-5 x 18 beds and 3-5 x 12 beds that are irrigated.
- The yard and beds are set up on 2-12 zone irrigation system.
- There are 3 low voltage lighting transformers front of house, front yard trees and pool deck lights.
- Porte Cochere has tongue and groove bead board on ceiling.
- Exterior has double iron and glass doors at entry, off kitchen, primary bedroom, and a single of left of home at porte cochere entrance.