

## 2410 Southline

### General

- Marvin casement windows
- BMC custom-made exterior doors with EMTek 5-point locking hardware
- Solid interior doors with upgraded Schlage hardware
- Automatic WiFi-connected blinds
- Plantation shutters
- Custom cabinetry with upgraded hardware throughout
- TV's to remain: master closet, living, and laundry. Samsung "The Frame" TV
- Rain gutters
- Internet coverage for entire property: grounds, Main House and Pool House

### Highly Efficient HVAC Systems

- Carrier "Infinity System" 24+ SEER AC (highest level); and 95% efficiency condensing gas heaters
- Garage attached to Main House has WiFi-connected, mini split AC: Cooper and Hunter, set to operate on temperature and/or humidity
- Pool house & RV garage have 6" foamed walls; and high, insulated garage door. The AC is a WiFi-controlled mini split 22 SEER inverter AC: MRCool, set to operate on temperature and/or humidity. Per seller: extremely efficient.

### Electronic, Data & WiFi

- Hardwired Internet access in Study, Workroom, Master, Master Bath, Laundry, & Pool House
- 20 KW automatic Kohler gas generator for power backup
- 6.6 KW solar panel with 7.6 KW power inverter
- Omada internet management system with cloud management, exterior antennas in front and back yards. Two ceiling mounted antennas in house, one in pool house
- WiFi-controlled dimmer switches throughout
- LED lighting throughout house & yard
- Denon sound system, surround system

### Plumbing

- New septic and pressure cemented water well in 2019
- Three water heaters: two hybrid 80-gal water heaters in main house and one hybrid 40-gal water heater in pool house (all WiFi-controlled to dehumidify and cool attic spaces)
- GE water softener in main house, network connected with leak detection and water shutoff valve
- Main house: 0.1-micron water filtration (pantry, refrigeration and freezers – including garage freezer, coffee maker, kitchen sink and pot filler)
- Kohler faucets (ceramic valves) and plumbing fixtures throughout; Kohler's "Artifacts" line in Kitchen & Master; plus Kohler "Highline" toilets

### **Foyer, Dining & Living**

- 3 sets of French doors at front porch open into large foyer/dining area
- Shades for each door are WiFi-controlled
- 2 story room with 3 exposed ceiling beams
- Extensive hardwood flooring, ceiling fan, crownwork
- Stone-front gas fireplace (ventless) with architectural detailing
- Wall of French doors at back of home overlooking outside patio/pool/backyard
- Transom windows over rear French doors

### **Kitchen**

- Subzero, Wolfe, Cove, and Thermador appliances
- Miele built-in coffee maker with refrigerator drawer below
- Subzero built-in refrigerator and separate Subzero built-in freezer
- Casement windows above sink overlook back of property
- Cooking area surrounded by stone wall has pot filler; 48" Wolf range with double griddle (separately controlled), 2 ovens & 4 gas burners; plus Wolf induction cooktop with 2 burners; and 60" Wolf exhaust fan
- Cove dishwasher
- Kohler 32" "Whitehaven" single-bowl, apron-front, undermounted, farmhouse sink of enameled cast iron; and 2<sup>nd</sup> "Whitehaven" sink (24") at 6'x8' island
- Countertops are Absolute Black honed granite
- 3 chandeliers over island, plus recessed lighting and under-cabinet lighting
- Back Kitchen or Pantry: microwave, sink, Thermador crystal dishwasher, Subzero wine cooler with 2 refrigerator drawers, custom cabinetry, and open Elfa shelving

### **Sitting Room off Master**

- Hardwood floors, ceiling fan, crownwork
- Ventless gas f/p with stone surround

### **Study**

- Entry is 6' wide flanked by solid 3' pocket doors
- Hardwood flooring, built-ins, crownwork, plantation shutters, & hardwired network

### **Workroom across from Study**

- Built-in cabinets & shelving
- Hardwired for network printers
- Stairs going up to open attic

### **Master Bedroom**

- WiFi-controlled shades on windows and doors to covered patio
- Hardwood flooring, ceiling fan, crownwork, recessed cans, custom draperies

## **Master Bath**

- WiFi-controlled shade over Kohler “Memoirs” solid-cast, free-standing, soaking tub, with Kohler “Artifacts” fixtures
- Dual vanities with undermount Kohler sinks, Kohler “Artifacts” faucets and sconce lighting
- Ceiling fan, crownwork, fabulous storage, recessed lighting, and built-ins
- Huge walk-in closet with built-in Décor Elfa storage system (adjustable shelves, drawers, etc.) and TV on wall

## **Bedroom 2**

- Crownwork, ceiling fan, carpet, recessed lighting
- Plantation shutters & large closet
- Private bath has plantation shutters, full shower tiled to ceiling, and storage cabinet below quartz countertop & undermount sink

## **Bedroom 3**

- Crownwork, ceiling fan, carpet, recessed lighting
- Plantation shutters, & large closet
- Private bath has plantation shutters, full shower tiled to ceiling, dual sconce lighting, storage cabinet below quartz countertop & undermount sink

## **Bedroom 4**

- Crownwork, ceiling fan, carpet, recessed lighting
- Plantation shutters & large closet
- Access to bath which has Kohler cast-iron tub (& shower) with full tile surround to ceiling, storage cabinet with quartz countertop below undermount sink & dual sconces

## **Laundry**

- Pocket door from kitchen, plus doors to garage and rear patio
- Quartz countertop with undermount sink & storage cabinet below window
- Ceiling fan, ironing board cabinet, crownwork, tile flooring, and recessed lighting
- Built-in seats with storage below, exhaust fan, attic access (key lock pull-down), TV on wall

## **Attached Garage at Main House**

- Oversized, two-car attached garage 25x25 (fits large truck & frig/freezer)
- Built-ins (including broom closet), with insulated walls and garage door

## **Pool House & 2nd Garage**

- Pool house has approximately 860 sqft and includes full WiFi
- Pool house kitchen: refrigerator, microwave, induction stove, convection oven, quartz counters, stainless appliances
- Whole house water softener and sediment filter, plus separate drinking water filter for sink and refrigerator
- Hallway off kitchen has washer, dryer and storage cabinets

- Full bathroom with large shower tiled floor-to-ceiling, storage cabinet with undermount sink & quartz countertop
- Large walk-in closet
- Vinyl plank flooring and recessed lighting
- French doors to outside
- Insulated & air conditioned 16'x40' tandem, 2 car garage with 10' door, has built-ins, sink, & stairs to additional storage, plus exterior RV hookups (water, sewer, 30 amp service)
- Hardiplank exterior

#### **Grounds, Front Porch, Rear Patio, & Pool**

- Large front porch with brick pavers, 3 ceiling fans, recessed lighting and porch swing
- Lift Master automatic gate opener and garage opener WiFi-connected, MyQ technology
- Side gate has Mighty Mule remote-controlled opener (with solar and battery)
- 20' x 40' pool with 7'x7'spa and 15'x6' beach and 2 lounge chairs on sun deck
- Built-in grill area: Blaze 4-burner SS grill with sear burner & 2-burner gas cooktop on leathered granite with brick base
- Separate, paved & vine-covered arbor with ceiling fan next to pool
- 2 large ceiling fans at main covered patio area
- 2nd covered area (for car, party caterer, etc)
- Extensive concrete drives, including circle drive in front, and walkways
- Fencing: rear 6.5' cedar privacy with rot board; front 6x6 posts with rail boards; cross-buck design on front; front yard cross fenced for wildlife
- Travertine pavers on patio
- Extensive native landscaping with complete sprinkler coverage.
- Raised vegetable/herb garden and fruit trees (apple, peach, pear, persimmon, elderberry, pomegranate)

#### **Additional information**

- In same electric grid as nearby hospitals (never lost power during outages)
- Neighborhood has restrictions but no active HOA
- Low taxes, and no MUD tax
- Property has extremely low electric bills; copies provided on request