



# *4306 Tilbury Trail*

## *Updates & Features*

### **Security:**

- Ring Video Doorbell System
- 8-channel analog security camera system with 2TB hard-drive and Smartphone Access
- HomePro monitored security System (*windows & doors*)
- Kwikset programmable digital lock (*front door*)

### **Home Automation:**

- Nest learning thermostat with master bedroom temperature sensor
- Samsung SmartThings Smart home hub
- Alexa

### **Backup Generator System:**

- 20kw Kohler Air-Cooled Whole Home Backup Generator – Natural Gas powered.
  - Automatic back-up power after 30 seconds outage

### **Water Softener System**

- Whole home Dupure Water Softener system
  - Evolve Diamond Series system.
  - Reverse Osmosis drinking water system.
  - [Evolve Resin Series – Dupure](#)

### **Pool:**

- Extra Large in-ground Pool (36' x 15'), 3.5' – 5' water depth, with tanning ledge
  - Large deck area
  - Filter cartridge with Chlorine sanitizing system
  - Fire bowls raised wall with waterfall feature.
  - Hayward wireless pump, heater, and lighting control system (phone control)
  - Polaris 280 pool cleaner system
  - Luxury Spa (7'), with hayward 20btu heater

### **Outdoor Kitchen:**

- 12' x 10' covered outdoor kitchen area
  - Granite counter-top
  - Under counter large stainless-steel sink
  - Refrigerator, trash, and stainless-steel cabinets
  - Ceiling fan and lights
  - Outdoor rated stereo speaker system

**Landscaping:**

- Large cul-de-sac lot, with luxurious outdoor area (including pool, kitchen and hot-tub)
  - Largest lot within the sub-division (~.4 acres)
  - Very private, with very nice view over-looking lakes and water features
  - Professionally land-scaped, including raised garden boxes Italian Cypress at the back of the pool.