

## *8810 WINNINGHAM LANE*

### *ELEVATING LUXURY LIVING: EXTRAORDINARY FEATURES OF THIS EXQUISITE HOME*

- 5,058 SF French Country Custom Home with reclaimed antique brick and stucco elevation, charming courtyard and cedar garage door
- Resort Style Pool/Spa/Slide with Pebble Tec Sheen and extensive flagstone pool decking (Built in 2017)
- Pool closet and outdoor shower
- 3 car Tandem Garage with extensive built-in storage
- EV Chargers (120 v and 240 v - Level 1 and Level 2) in Garage
- 11' and 12' ceilings throughout home
- 6" oak hardwood flooring throughout much of the home
- Beautifully updated Kitchen with custom cabinetry, soft-close cabinets and drawers, Quartzite counters, marble backsplash, beautiful vent hood, 6 burner gas stove, double convection ovens
- Whole home fire sprinkler system
- 21 kw Generac Generator (Installed in 2022)
- 2 Tankless On-Demand Water Heaters
- Spray foam insulation
- Custom Double Front Doors with Glass
- Remote-controlled Electronic Shade concealed in ceiling above front doors to allow for privacy
- Bevelo lanterns
- Hecker-Atlas roof tiles
- Landscape Irrigation System
- Mosquito Misting System
- Home Security Alarm System
- Insulated Low-E Windows
- 36" DCS Built-in Outdoor Grill
- Nest Thermostat Downstairs
- Surround sound in Dining Room, Living Room and Covered Back Patio
- Large jetted soaking tub in Primary Bathroom
- Large soaking tub in upstairs Jack & Jill bathroom
- 2 Laundry Rooms (Primary Closet and Upstairs)

## GENERAC 21KW GENERATOR - PARTIAL HOME

- Runs all 110v outlets
- Runs kitchen refrigerator
- Runs both tankless water heaters
- Runs downstairs A/C
- Runs 110v EV Charger (does not run the 220v EV Charger)
- Runs gas stove burner ignitors, but does not run the electric oven
- Runs kitchen microwave
- Runs the outdoor kitchen gas grill ignitor
- Runs downstairs washer & dryer
- Runs home security alarm system
- Runs all pool equipment