

## 13402 Pinnacle Place House Features

### Technology

- Panasonic small business switchboard system with intercom throughout house and integration with doorbell system
- Panasonic whole house router system for internet
- Wired throughout house for internet access, and multiple locations, including TV hookups, for outdoor security camera viewing
- Surround sound stereo systems in upper and lower family rooms, receivers left in house
- Whole house stereo system with volume controls in most rooms, receiver left in house
- Large screen TVs remain in upper and lower family rooms
- Access to lower family room electronics through door in hallway behind system.
- ADP security system with door and window sensors, motion detectors and 3 keypads.
- 2 functioning security cameras on porch and over pool.

### House Features

- Spacious rooms with many custom built-in cabinets and shelving units, large closets and storage spaces
- 2 remotely controlled gas fireplaces with decorative ceramic logs
- Custom tiled bar with large bottle storage on glass shelves and under cabinet storage for glasses, granite countertop, custom lighting, large storage capacity in cabinets, RO water, bar sink, KitchenAid ice maker
- Custom tiled kitchen with granite countertops, custom wood finishes and cabinets, Dacor microwave, Dacor double oven with convection and conventional oven, warming drawer, SubZero refrigerator and freezer with ice maker, Viking 6 burner gas cooktop, 2 separate sinks with disposals, RO water, large capacity vent hood with roof motor vent
- Small den off kitchen with full wiring for internet, TV, security cameras, etc., granite countertop
- Tiled, glass-surrounded dining niche in kitchen with views to outdoor kitchen, pool and backyard
- Expansive tiled family room with fireplace, large screen TV, surround sound, extensive glass windows to pool, outdoor kitchen and backyard, decorative tilework fronting fireplace, custom wooden cabinetry
- Music/play room with shelving for toys, etc.
- Separate guest bathroom off kitchen/dining room with tiled floor, unique porcelain basin and granite countertop
- 9 shelf built-in SubZero wine storage refrigerator with dual temperature zones, 2 refrigerated drawers
- Large walk-in tiled pantry with extensive shelves and large spice rack
- 4 carpeted guest bedrooms, all with tiled en suite bathrooms, spacious closets, tub/shower combinations, custom large capacity storage cabinets in bathrooms, stone countertops, TV/telephone hookups, venetian blinds or plantation shutters
- Separate pool shower room with toilet, stone countertop, custom cabinet storage and outside access

- Oversized custom carpeted master bedroom with custom stenciled ceiling and indirect lighting, plantation shutters, undercounter refrigerator with custom cabinets and drawer storage, large tiled master bathroom with jacuzzi tub and tile surround, separate steam shower with seat and dual controls, custom granite countertops, oversized walk-in closets with separate gun storage closet, extensive bathroom and closet shelves and drawer storage, his and her separate toilets, faux finish walls, plantation shutters
- Full dining room with chandelier and wood flooring, niche for cabinet placement, plantation shutters
- Large wooden floored den with many wooden bookshelves, shelves and cabinets for storage, wiring for internet, multiple line telephone and TV access, wooden pony walls, wooden crown molding with two-tiered decorative wood lined ceiling and indirect lighting, separate large storage closet with shelves
- Tiled entry and foyer with views to pool and backyard, cut glass double entry doors
- Track lighting in foyer, living room and family room for highlighting art displays
- Wooden floored living room with fireplace and views to pool and backyard
- Utility room with front-loading LG washer and dryer, faux granite countertop, utility sink, extensive cabinet storage, mop/broom closet
- Mud room between garage and utility room with cabinet and drawer storage and coat hooks
- Fully carpeted large upstairs family room with large screen TV, dual level granite countertop bar with bar sink, undercounter refrigerator, bar storage shelves and cabinets, large storage closet with shelves off nook hallway, pool table and accessories, plantation shutters
- Exercise room with cabinet for storage, power solar blinds, floor to ceiling glass overlooking pool and backyard
- Door access to two attics, one floored for storage
- Upstairs bedroom closet contains central location for security system, internet connection, cable boxes, telephone system, access to upper attic
- 2 garages with capacity for 4 cars or 3 cars and a boat; cabinets and storage in large garage; built-in work bench and cabinets, shelf storage, access to west wing attic in one car, extra-long garage; all garages have power garage doors and outside access boxes
- 2 50-gallon gas hot water heaters with continuous hot water circulation, whole house water filtration system and water softening
- HVAC system with 4 electric air conditioning systems, 4 gas forced air furnaces and 4 internet controllable digital thermostats
- Decorative wooden crown molding in foyer, living room, family room, master bedroom, dining room, kitchen, upstairs family room; high ceilings throughout house
- 2 story entry with hanging chandelier

### **Landscaping and Outdoor Amenities**

- Large, fully fenced one acre lot
- Extensive landscaping and trees
- Large pool with spa and rock waterfall; pool heater and computerized control system for pool
- Oversized patio area finished with multicolored decorative Carvestone top
- 14-foot diameter screened Gazebo with slate floor
- Synthetic grass golf green with custom breaks; multiple holes

- Fish pond with stone bridge and waterfall
- Full landscape lighting front and back with “moonglow” lights in two trees in back
- Decorative front driveway
- Mosquito misting system for backyard
- Full outdoor kitchen with tiled countertops, cabinet storage, gas grill, undercounter refrigerator, lighting and ceiling fans
- Many spotlights in back yard for late night parties and security
- Many “fake security cameras” on back perimeters of house, and security warning signs on back of fence facing apartment in rear
- Large capacity rear lot drainage system

### **Recent Enhancements**

- New fencing around 3 sides of lot in 2020 and 2021
- New roof motor for kitchen vent fan in 2021
- Carvestone patio and rear decorative sidewalk completely resealed in 2021
- Decorative paint on front driveway resealed in 2020
- Fan and control board on SubZero freezer replaced in 2021
- Much new landscaping replacement for freeze damage - 2021
- Outdoor kitchen plumbing replaced with insulated plumbing after freeze and damage - 2021
- Any sprinkler system leaks after freeze repaired - 2021
- Two toilets replaced in 2020 and 2021
- New gas hot water heaters in 2017
- New water filtration system and water softener in 2018
- New outdoor kitchen refrigerator in 2020
- New garbage disposal in 2019
- Golf green redone in 2019
- Rear drainage system completely cleaned out in 2021
- New gas pool heater in 2020