# **14613 Tierra Buena Ext. N**.

Upgrades on House

* Exterior has ½” sheathing with ½” foam board overlapping
* All framing has been sealed with silicone where wood meets wood for air sealing
* ¼” spacers nailed every 16” O.C. with hardy plank siding (Spacers allow for air to pass between hardy plank and house to help keep cool and heat from radiating though)
* Front & back porch ceilings insulated with R-30
* ERV – Energy recovery ventilation in home
* Windows are vinyl, low-E, double paned with argon – Energy efficient
* All exterior doors are fiberglass
* American Standard 3 ton A/C unit (New in 2023) $99 transferable warranty
* Main truck line for A/C is top of the line with crimped insulated aluminum duct work with sealed joints
* Whole home spray foamed to include garage
* Insulated garage doors
* Oversized garage will fit full sized extended cab long bed p/u with plenty of room to walk around
* 2 wells on property, active well is (148’ deep), second well is 400’+ deep and only cased)
* Septic system with RV connections
* Water softener system (Rainsoft EC4) (New in 2023)
* 2 Rinnai tankless water heaters (RL94), each with a Mana Bloc water manifold system
* Big bonus room above garage
* Upstairs is plumbed for bathroom
* All LED lighting throughout entire house
* Gas direct vent fireplace with remote start
* Custom built cabinets throughout house, kitchen is natural hickory
* Granite countertops in bathrooms and kitchen
* Stainless steel energy star appliances
* Gas range & double oven
* Walk in pantry
* Kitchen cabinets all have roll out drawers
* TV & Entertainment system hookup on back porch
* Surround sound in living room
* Vaulted ceiling in living room
* Tray ceilings in master bedroom and dining room
* 9’ ceilings throughout remaining house
* All bedrooms have walk in closets and private bathrooms
* Digital shower with 6 heads in master bath
* 4 attic areas for lots of storage
* 500-gal propane tank
* 22kw Generac backup generator with automatic transfer switch
* Sprinkler system installed around house
* 40’x40’ workshop pad poured
* 4’x8’ chicken coop with 4’x4’ grow out coop and 20’x30’ fenced run
* 25’x30’ fenced area for garden or pen for animals (sprinklers and water onsite)
* 2 – 40’ high cube containers on property for storage