

# 9211 Ilona Lane Special Features

## Exterior:

- Mid Century Modern Architecture
- Slurried and painted brick (2020)
- Custom Solid wood door with glass and iron design
- High security Medico locks on front and back door
- Von oversized mailbox with lock
- Black Star gravel seating area
- Soffit lighting with wifi programmable switch timer
- Rain gutters with 55 gal rainwater retention system
- Three 75 sq ft raised garden beds/planters (currently have lettuce, cauliflower, lime tree, carrots, satsuma oranges) with rainwater retention and automatic drip lines
- Custom slate designer walkway from street
- Automatic mosquito misting system (2012)
- Tree accent lighting in the front yard
- Slate tile backyard patio 500+ sq ft
- Custom Stained wood tongue and groove soffit with lighting and two ceiling fans
- Gas lantern
- Glazed ceramic urn water feature backyard
- Oversized backyard with heated spa, swimming pool (2011), Pentair Racer automatic pool cleaner (2023), tree swing, Pickle-ball court with removable net, basketball court with in-ground goal, sport court (2011)
- Professionally landscaped with unique stepping stones, turf, black star gravel, stacked stone accents, and ambient LED string light and cable system
- Rainbird automatic sprinkler system with drip line connections for potted plants
- Custom horizontal stained slat fence (2011 & 2023)
- Nest camera doorbell

## Kitchen and Family Room:

- Completely renovated in 2020
- 4.5' x 10' oversized kitchen island in Arabian Nights Granite natural stone with waterfall sides
- Kohler dual cartridge water filtration system with fill faucet
- Matte black plumbing fixtures
- Brushed gold cabinet hardware
- Job Built Custom cabinetry with numerous Soft close pullout drawers and doors with unique storage features and espresso wood grain finish
- LED accent lighting
- Built-in wine storage, coffee bar and glass front 53 bottle Zephyr wine fridge (2020)
- Fisher Paykel 36" 5 burner dual fuel range (2020) with Pot Filler above

- Custom stained oak floating shelves flank Zephyr Pro High CFM venthood and surround featuring Moroccan look Zellige tile
- Appliance garage with power
- Fisher Paykel 36" integrated panel front french door refrigerator (2020)
- Brizo matte black kitchen faucet with champagne gold knurled accent pull down sprayer
- Composite granite split basin sink
- 11' Vaulted ceiling with two Vellux skylights in the kitchen
- New stainless Kitchenaid dishwasher (2023)
- Built-in under-counter microwave oven drawer (2020)
- Dimplex OptiFlame electric fireplace with remote in the open concept family room, can be ambient or heat and used year round
- Electronics component cabinet above TV with automatic cooling system
- Family room features custom millwork espresso wood grain integrated shelving and storage

### **Primary Bedroom and en suite Bathroom: (Bedroom is 22' x 15' 9")**

- Dimplex OptiFlame electric fireplace with remote, can be ambient or heat and used year round
- Four-panel 12' wide sliding door system to the pool area
- Built-in storage wall behind bed with floating shelves and wardrobe hanging storage
- Tray ceiling
- Mounted LG TV with Sonos sound bar
- 7' x 13' walk-in closet with custom built-in storage
- Bathroom fully redesigned in 2019, Ann Sacks tile on back wall, ceramic with smoke reflective finish (bathroom featured in Ann Sacks Product Catalog after completion)
- Oversized 7' x 3' shower with bench, two 8" deep product niches, matte black fixtures, and glass shower enclosure, two showerheads and supply
- 84" wall mount double vanity in acacia wood finish with power inside drawers, slab Quartz countertop and backsplash
- Two Krugg LED 24" x 36" recessed medicine cabinets with lighted mirrors, with power and USB plugs, makeup mirrors inside
- Anti-fog lighting and mirrors
- Mitzi Decorative pendant fixtures, LED recessed can lighting and under vanity lighting
- Custom built-in storage featuring marble look quartz with a waterfall edge
- Amsec 14' X 19" commercial anchored fire safe with a keypad door (larger gun safe excluded)

### **Interior General:**

- Recessed can lighting-LED
- Designer decorative light fixtures throughout
- Custom top-down window treatments from Shade Shop
- Tray ceiling with cove LED lighting in the front/media room

- Oversized dining room features vaulted ceiling, painted brick accent wall
- Hand-scraped hickory wood flooring/new carpet (Dec 2023) in bedrooms, Flor vinyl backed carpet tiles in 4th bedroom/office
- All bedrooms feature designer blackout window shades from Shade Shop
- Spacious Office/fourth bedroom features built-in desk and storage/closet
- Nest wifi smart programmable thermostats
- Oversized 2-car garage (could be a 3 car tandem depending on the size of cars)
- Bike storage space, pull-down stairs to storage above garage, refrigerator stays

**Additional Ages of Upgrades & Systems Information:**

- New paint throughout (2024)
- 30 year roof (2010)
- Blown in Insulation, Radiant Barrier (2010)
- Foundation repair with Lifetime Warranty (2009)
- All new electrical wiring, new breaker box (2012)
- New Plumbing Drain Lines in Hall and Primary Baths (2018-2019)
- PEX plumbing supply lines (2019)
- Rheem tankless gas water heater (2021)
- Two AC units (2010 & 2013)
- Double Paned Windows and doors (2010 & 2019)
- Windows that face patio from Hall and Kitchen under eave original gorgeous rolled glass
- All outdoor mechanicals discreetly hidden behind wooden panels
- All design info including colors, brands, warranties available