

## MANY HOME FEATURES & IMPROVEMENTS

- High efficiency two speed recently installed (08/2020) Trane Central A/C
- New roof installed March 2024
- New Dishwasher installed March 2024
- Water Heater less than one year old
- Crown Molding throughout entire home
- Fluted molding with plinth blocks and rosettes trimming the doorways
- Fluted molding with rosettes trimming the windows
- Lower cabinet PULL-OUT drawers throughout Kitchen and Bathrooms
- Fully decked garage attic storage with included shelving and a motorized cargo lift
- **Fully insulated and climate controlled (High Efficiency Daiken Mini Split AC / Heat Pump) 3 car detached garage with 3 zone lighting, in ceiling speakers, built in work bench, shop ready compressed air plumbing, shop ready electrical, utility sink, and tool shed.**
- Variable speed, energy efficient, and super quiet pool pump
- Outdoor Audio prewired
- Home theater prewired
- Giant well lighted main attic with easy access to A/C components (for filter maintenance), huge storage space, and chain hoist
- Covered poolside outdoor Kitchen with thick granite countertop, built in Natural Gas Lion Premium Grill, Sink, Mini Fridge, and Auxiliary Natural gas quick connection (Outdoor Heaters, Fryers, etc).
- Customized pool filler (Spitting Sun Face)
- Premium constructed fencing of full ¾" thick pickets (outward facing), double sided pickets, 2x12 rot board, 3 rail (strong backed and cleated), cedar capped / trimmed, and custom steel framed gates.
- Beautiful custom built (solid steel pickets) 14-foot double leaf mustache arched driveway gate into back private and secure drive / vehicle parking.
- Fully automated (dusk to dawn) exterior lighting throughout property (including beautiful high-end front and backyard landscape lighting)
- Beautiful decorative statuary fountain feature in the backyard with fully automated control for both water pumping and filling
- Amazing custom closet in Master bedroom and bedroom 2
- 2" faux wood blinds throughout home

- Ubiquiti Wireless Mesh Network (3 Access Points)
- Under and Above cabinet lighting in the kitchen
- Roll-out natural gas-powered generator that supplies emergency power to the majority of the home
- Custom full light Pella front door with Larson Secure Elegance storm door
- PetSafe fully automated electronic pet door
- Water softener ready (pre-plumbed connections for easy installation)
- Reverse Osmosis drinking water filtration (kitchen sink and icemaker supply line)
  - Home Includes
    - Washer, Dryer, and Utility Fridge in laundry room
    - Bunk Bed, Dresser, and Built-in "Nerf Wall" system in bedroom 3
    - Outdoor Patio Furniture
    - High resolution, wired security cameras

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