

Hooten Home Improvements	
1	Dual gas water heaters replaced 2yrs ago
2	Upstairs AC 3yrs old
3	Electric 300lb garage attic lift
4	Custom garage cabinets with epoxy flooring in both garages
5	8ft insulated garage doors in both garages
6	10 zones of all home audio ceiling speakers (Polk Audio). Sonos amps & Lutron integrated volume controls not included in sale
7	Professional Lutron RadioRa2 lighting system downstairs
8	Consumer friendly Lutron RadioRa2 Select lighting system upstairs
9	Gameroom Pool table & all accessories (including ping pong top)
10	Gameroom wired with Lutron switch for two Neon signs
11	Upstairs kitchenette includes custom lighted cabinetry with beveled glass doors, mini-fridge & ice maker (needs to be replaced). Bar stools not included in sale
12	Middle Atlantic 38RU electronics rack with 48 port Cat5e switch to run house with UPS (battery backup)
13	Custom home theater built with maple wood has two Middle Atlantic half racks to hold an abundance of AV equipment, 4 recliners (two powered) & custom made bar in the rear, 110" Stewart screen with a 4K laser projector (\$6K), 7:1 surround sound with high end Klipsch Reference speakers powered by XX watt Pioneer receiver, soffit rope lighting and wired to support Marquee entering into room plus three lighted movie posters (not included in sale) all controlled separately by Lutron lighting system.
14	Wine Grotto with separate wine fridge in kitchen.
15	Blum soft close slides on kitchen drawers
16	Living room built-in can support up to n 83" flat screen TV, with temp controlled cooling fans in bottom portion that holds AV equipment
17	Christmas tree closet in living room (holds a large tree w/ shelving for other decor)
18	Two 220v 3,000 watt infrared rear patio heaters with three temp settings run by hand held remotes
19	38,000 gallon pebble tech pool with waterfall, beach entry and tanning ledge
20	4 gas powered tiki torches in pool landscaping
21	Separate pool house boasting outdoor kitchen & bar with 36" Firemagic gas grill, sink w/ disposal, dedicated electric water heater, mini-fridge, TV, bathroom, outdoor shower, and a large closet to hold all your pool toys and yard equipment