

## 20 PRESIDIO ROAD FEATURES & BENEFITS

### QUALITY ASSURANCE

- 2 year workmanship limited warranty, 10 year structural limited warranty provided by Builder to Buyer at closing
- Professionally engineered post-tension rebar foundation
- Engineered structural framing inspected and certified (16" on-center studs)
- 3rd party quality inspections performed prior to sheetrock & final stage of construction
- Home meets or exceeds Energy Star rating
- Final walk-through with builder

### ENERGY EFFICIENCY

- Spray foam insulation in attic & walls for superior efficiency
- High-efficiency insulated Low-E glass double, pane vinyl windows to reduce ultraviolet transmission
- stainless steel, high efficiency, kitchen appliances
- Energy saving LED lights installed through-out the home
- Smoke and carbon monoxide detectors to code
- Water conserving commodes with 1.28 gallons per flush
- 5 interior ceiling fans with wall mounted remotes plus 1 exterior patio fan at covered patio
- NAVIEN tankless gas water heater
- 2 HVAC units, 14 SEER, electric with heat pump.
- Polycel sealant around all windows, doors, pipes, wiring holes, exterior base plates for improved energy efficiency and comfort
- PEX plumbing system installed for water quality, convenience & energy efficiency
- Hardie-Backer cement board with mold-block technology installed in all showers
- Pollution-free, electric heat fireplace

### EXTERIOR FEATURES

- Stucco finish on all sides of home exterior with Hardy Plank siding accents in front
- 30 Year Roof - Architectural shingles, nailed not stapled.
- Hardi Plank soffits & fascia
- Covered entry porch with custom stained 8' double entry doors (both open for functionality) with window accents
- Contemporary styled 8' double garage door with eye-catching accent window
- Garage door opener with 2 remotes

- Designer LED exterior lighting package: sconces on both sides of garage door & pendant lighting at entry; contemporary style house numbers
- Covered backyard patio with stained wood ceiling, ceiling fan & privacy screening
- Backyard flood lights for full illumination & safety
- Fully landscaped and sodded
- Gutter system on home

## INTERIOR FEATURES

- Approximately 2838 square feet
- 4 bedrooms, 3 1/2 bath, generously sized 2 car garage with Epoxy floors
- 10' ceilings on main floor, 9' ceilings on 2nd
- 20' ceilings in entry foyer with custom board & batten feature wall
- Large stained wood beam in Great Room
- Modern quartz countertops & under-mount sinks in kitchen & all baths
- Large 5" baseboards throughout the home
- Painted shiplap wall treatment at entry, fireplace wall and kitchen island
- Primary retreat with golf course views, custom board/batten feature wall & oversized windows
- Secondary baths all with glass shower doors; jack & jill bath with double sink & privacy door for shower/commode
- Coordinating wood stained mantle
- Built-in cabinetry flanking the fireplace, with accent windows above
- Custom wood and wrought iron stair banister; custom stained wood stair treads
- Tile flooring throughout main level and all baths & laundry room; carpet upstairs
- Sliding door to covered rear patio
- Utility room with cabinets, quartz & under-mount sink
- Mudroom with storage
- Modern rocker light switches; LED lighting throughout; modern door hardware throughout
- Main level pocket office
- All baths styled with modern mirrors
- Garage is plumbed for water softener
- Sherwin Williams designer quality paint

## KITCHEN

- Solid wood, premium pre-fabricated cabinets with soft-close drawers & shaker panel doors, designed all the way to the ceiling for maximum storage
- Stylish, modern cabinet hardware
- Under counter lighting and feature lighting
- 2 built-in pull out spice cabinets
- Custom designed vent hood cabinet, with custom wood stain

- Stainless, Modern farm sink with workstation accessories
- 6 Burner gas range
- Pot filler at range
- Stainless drawer microwave
- Designer quartz counter tops with massive 12' sit down island
- Modern LED pendant lights over island
- Large walk-in pantry, plus "Costco" storage room with built-in safe
- Custom wood stained wall shelving
- Stainless steel dishwasher
- Pull out trash drawer

#### PRIMARY BATH

- Oversized walk-in shower with seamless glass door, overhead rain shower & handheld wand with wall controls
- Free-standing vessel soaking tub with wall mounted controls and spray wand
- Double vanities with abundant storage, under-mount sinks & waterfall faucets with LED integrated lighting
- Designer floor-to-ceiling tile accent wall
- Private commode room
- Abundant LED lighting
- Large walk-in closet with shelving

#### FLEX SPACE UPSTAIRS

- Wired for TV mounting
- LED Task lighting in alcove with outlets for computer workstation or lounge seating area
- Attic Access with pull-down stairs