

Bonus Features of 3807 Westerdale

1. Dedicated A/C and heating units to Master, Downstairs and Upstairs. Return Air vents in each bedroom to insure each bedroom is sufficiently conditioned.
2. Shower on the East side of house for a quick rinse off.
3. Reinforced flooring in upstairs workout/dance studio, with mirrored wall.
4. Multiple hideaway spaces.
5. Pull out spice cabinets on both sides of cook top.
6. Whole house water softener treatment unit.
7. Dedicated filtration faucet at vegetable sink for purified water.
8. Wall above fireplace is blocked to allow for hanging heavy or large objects.
9. Electrical outlets are on both sides of fireplace (in adjoining cabinets) for holiday or ambient lighting.
10. External door frames are set to accommodate carpet, tile or wood floors.
11. Blocking around all windows for drapery rods to be secured to the wall.
12. Bubble tub in upstairs bedroom for a child's safety. Full Jacuzzi tub in master.
13. Outside electrical plugs in fascia boards for enhancing the aesthetic appeal of the home or for holiday lighting.
14. Electrical plugs in formal dining and great room area at ceiling to allow for ambient or holiday lighting.
15. The number of hurricane clips structurally engineered for the house was doubled as an extra precaution in case of high winds.

16. The required roof braces in the attic were increased to be sure the roof never sagged.
17. The foam insulation is “open cell”. This is very important so that in case of a roof leak, that spot can be easily detected and repaired quickly. Closed cell foam does not allow for easy detection, water travels from the originating source in multiple directions.
18. The stucco is real stucco, not a much cheaper knockoff product which was an option at the time of construction.
19. All plumbing fixtures are Danze and have a lifetime warranty. Proof of purchase to be provided at closing on sale of house.
20. Moisture barrier under the slab is of the highest quality.
21. Tree house in back yard. Architectural plans available.
22. Separately fenced area at east corner of back yard perfect for a flower, herb or vegetable garden.
23. House faces North. Only six windows upstairs face West.
24. Entry door was designed by homeowner and manufactured in Dallas Texas.
25. Pantry has reinforced beams and walls to serve as a safe room.
26. All tile and granite selections available to new owner at closing.
27. Construction photos, architectural and structural drawings available to new owner at closing.