



Overview Features of the Home:

- 8,460 Sq ft Lot
- 5,220 Sq ft Living
- Oversized fully insulated 2 car garage
- Open floor plan family room with two story ceilings and custom plaster surround fireplace
- Dining room off the kitchen with vaulted ceiling and oak beam
- First floor Master with vaulted ceiling and oak beam
- Standalone tub and shower in Master Bathroom
- Utility Room with custom cabinetry connected to Master Closet
- 2nd floor Bonus Room / Storage
- 2nd floor Gym / Flex Room
- Butler Pantry with second sink and dishwasher
- Half Bath down with floating oak cabinet and custom Limewash paint on the walls
- Outdoor shower / dog washing station
- Completed outdoor kitchen with built in 32" grill, stainless steel cabinet doors and sink
- Mud Room off garage with custom cabinetry
- Prewired theatre with complete wet bar and separate A/V closet
- Home automation, camera / security, and audio prewired throughout. Free home automation consultation upon request with Intralife Consulting.

Appliances – Chef Ready High End Appliance Package

- 48" Thermador Range
- 48" Vent Hood Liner with Custom Plaster Surround
- 36" Thermador Panel Ready Refrigerator Column
- 18" Thermador Panel Ready Freezer Column
- 24" Microwave Drawer
- Thermador Panel Ready Dishwasher
- 24" Undercounter Wine Center
- 15" Undercounter Beverage Center

Structure Overview

- Engineered rebar foundation
- 2x6 stud walls
- Zip System Sheathing: 12-16 perm ASTM E 96
- Tech Shield roof decking
- 1 1/8" Advantech Subfloor – glued, nailed and screwed down
- 18" Pre-engineered truss system
- 11' ceilings first floor with 10' second floor ceilings
- Black aluminum low-E energy efficient windows
- Full brick & siding veneer

Mechanical Equipment

- Two 16 Seer HVAC Systems
 - 1st floor 2 zone system with Master on separate zone
 - 4" Media Filters
 - Ecobee touchscreen Wifi programmable thermostats
 - Energy Star (75 cfm) vent fans in bathrooms, utility, and AV closet
 - 48" slot diffuser and grills in the living room, kitchen, and entry
 - Warranty: 1 yr labor / 10 yr equipment
- Two Navien NPE-240A ultra-high efficiency tankless hot water heaters
 - 96% efficiency
 - Pre-heat smart technology
 - Dual Stainless Steel heat exchanges for added durability
 - Internal recirculation system to distribute hot water to all fixtures quickly
 - Warranty: 1 yr labor / 5 yr parts / 15 yr heat exchanger

Interior Finishes

- Solid core 8' doors
- Baldwin doorknobs
- Wood Flooring in all living areas, upstairs hallway, game room, master suite, closet, study, and gym / flex room
- Solid oak stair treads and risers
- Tile in all wet locations
- Tile up to ceilings in all shower and tub areas
- Frameless glass shower enclosures
- Natural stone countertops in kitchen, backsplash, and all vanity locations
- Carpet in secondary bedrooms and theatre room
- Brick pavers on front patio
- Brizo, Delta and Luxart plumbing fixtures
- Visual Comfort and Restoration Hardware light fixtures
- 4" recessed can lights throughout

Exterior Finishes

- Full true brick façade and smooth finish stucco on the front patio
- James Hardie soffit, siding, and fascia
- Solid Cedar / insulated garage door
- Custom 9'x16' black aluminum slider system that opens to the covered patio
- Custom 10'x6' Black Iron Front Entry Double Door
- Lifetime Ltd. Warranty Certainteed Landmark Shingles
- Full gutter system with covers
- Underground drainage system throughout property
- Landscaping with sprinkler system
- Camera system pre-wire at the front door and all four corners of the home