

# Home Features

16229 Singapore Ln.

**HOME HAS NEVER FLOODED!**

## **Kitchen:**

- Granite Countertops
- 2023 New Gas Cooktop
- 2023 New Electric Stove
- 2024 New Garbage Disposal
- 2022 New Dishwasher
- 2016 New Samsung French door refrigerator
- LED Undercabinet and Plate Rail Lighting
- Automatic LED Lighting in Pantry

## **Primary Bedroom Suite:**

- Extra Large Room
- Leaded Glass Windows with Custom Polycarbonate Magnetic Inserts for Energy Savings

## **Primary Bath:**

- 2023 Frameless Glass Shower Enclosure
- Rain Showerhead and Handheld Showerhead with separate controls.

# Home Features Continued

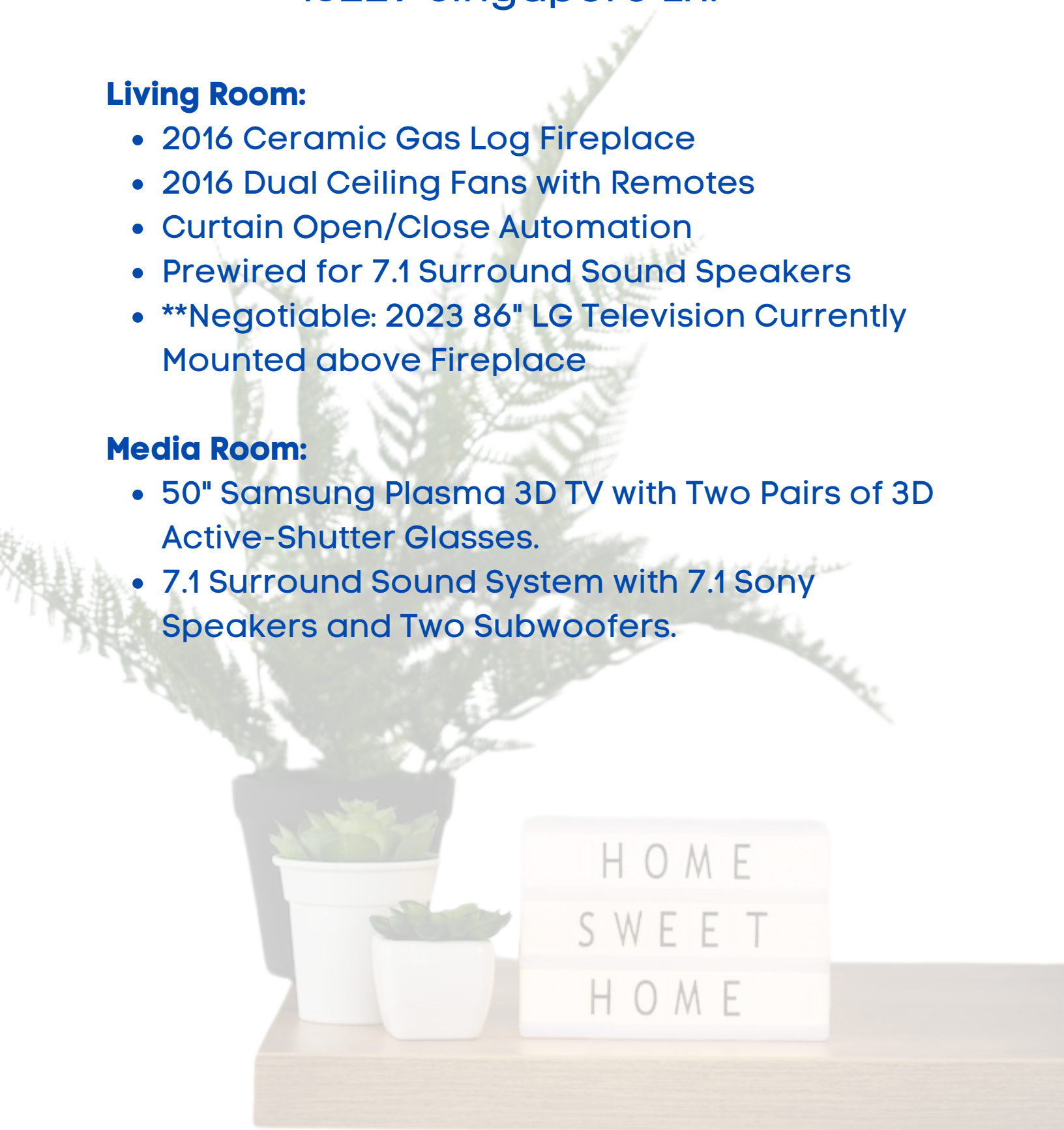
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## Living Room:

- 2016 Ceramic Gas Log Fireplace
- 2016 Dual Ceiling Fans with Remotes
- Curtain Open/Close Automation
- Prewired for 7.1 Surround Sound Speakers
- **\*\*Negotiable: 2023 86" LG Television Currently Mounted above Fireplace**

## Media Room:

- 50" Samsung Plasma 3D TV with Two Pairs of 3D Active-Shutter Glasses.
- 7.1 Surround Sound System with 7.1 Sony Speakers and Two Subwoofers.



# Home Features Continued

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## Whole House:

- 2020 Re-pipe using Pex Piping System, Eliminating Galvanized Iron Pipe. Lifetime Warranty and Transferrable.
- 2022 New Electrical Panel with Whole-House Surge Protection.
- 2016-2023 Plumbing Fixtures Upgraded
- 2019 AquaTex Kinetico Water Softener and Prefiltration System. Water Driven, no electronics. Extra Prefilters included
- 2023 Exterior Paint
- 2023 Exterior Waterlines and Water Softener are Heat Traced for Freezing Conditions. Plug-In Ready
- 2022 Dual Solar-Powered Attic Fans
- 2019 Radiant Barrier Roof Decking
- 2023 All New Interior and Exterior Doors
- Extra HVAC Filter are Included
- 2022 Additional Insulation Added to all Attics and Living Room Wing Walls
- Odor Stop Ultraviolet Air Purifies with 16" Bulbs in HVAC System
- 2022 Insulated Boot on Interior Attic Staircase Door
- Two Nest Thermostats (upstairs/downstairs)



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## Electronics:

- 2016-2023 Electrical Plugs in Ceilings for Wall-Mounted TVs
- Wireless Security System from Point Security with 100% Coverage Including Garden Shed
- Kwikset Smart Lock System
- LED Lighting Systems Equipped with Automatic On/Off Timers: Front and Rear Porch, Eave Lights, Backyard String Lights, Decorative Pool Bar Lights, Outdoor Kitchen Lights, Pool Light, Landscaping Lights
- AT&T Fiber Internet (new owner account required)
- Ring Doorbell
- Wisenet Camera System: 16 Perimeter Cameras Installed with DVR

## Garage:

- MotoFloor Modular Garage Flooring
- Garage master Flow 1500 CFM Power Roof-Mount Attic Fan with Humistat/Thermostat
- Keyless Electronic Keypad Access on Garage Entry Door and Overhead Door

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## Outdoors:

- 2018 New Carvestone Pool Decking Installed
- 2018 Granite Countertops in the Bar Area
- All 12-Volt Outdoor Lighting Powered by Two Intermatic PX300 12-volt 300 watt Transformers Located Inside the Garage
- Sink with Running Water at the Bar Area
- Covered Outdoor Kitchen Area for BBQ Pits/Grills
- Retractable Shade Sail over Pool with Ratcheting Mechanism for Quick Raising and Lowering
- All Lighting Poles and Pool Shade Sail Poles are Sleeved and Easily Removed
- 2022 New Cedar Privacy Fencing 7' tall
- Garden Shed with Electricity (220v & 110v)
- 2018 Carvestone Pool Deck Installed
- Patio Furniture Included
- Weather Station Included
- Outdoor Bar Area with Beverage Coolers
- Scotsman Ice Machine
- 7 Barstools
- 24" Flat Screen TV & 50" Flat Screen TV, Bose Speakers and Receiver installed in Garage are Included

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## **Pool:**

- Equipment Electronic Timer System Programmable for 18 On/Off Cycles for Energy Conservation
- Pool Equipment is Under a Cover
- 2022 Multistage Pentair Pump; Jacuzzi Multicyclone 1st Stage Filtration; Pentair Diatomaceous Earth Filtration System
- Pentair Rainbow Autochlorinator, Electronic Magnetic Pulse Water Softener
- Skim-A-Round Skimmer Baskets. Extra Prefilter Socks Included.
- Pentair Intellibrite 5G Color Pool Light & Pool Landscape Lights on 12 Volts Around the Water
- 2022 New Pebbletec Pool Plaster and Glass Tile

**\*\*Seller will meet with Buyer up to 8 hours to familiarize Buyer with automations and customizations, pool equipment set-up, etc. after closing.**





# Home Features Continued

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## Excluded Items:

- Ring Security Cameras
- AT&T Fiber & Apple WIFI Routers
- Backup Battery & Samsung Hub for Automation
- 86" Living Room TV - Negotiable

