

AMENITIES

OUTSIDE FEATURES

- Sparkling blue pool with waterfall and slide
- HUGE outdoor kitchen with grill, sink, refrigerator, and storage
- Outside kitchen has 112 sq. ft. of countertops
- Granite countertops
- Patio is wired for data, TV, and speakers (2)
- Ceilings for porch and patio are solid cedar
- Sprinkler system
- Almost 2 acres of land

KITCHEN FEATURES

- Stainless steel appliances
- Granite countertops
- HUGE island with sink
- Self-closing drawers and doors
- Under-counter lights
- Lights above cabinets
- Solid cherry cabinets
- Walk-in pantry

HOUSE FEATURES

- ENVELOPE INSULATED HOME – Open cell foam insulation on all exterior walls (including garage) and roof joists; floor trusses sprayed in the house (5") and garage (8"); bathrooms sprayed foamed, other walls blown fiberglass; roof double deck with air gap and insulation layers.
- Polysteel construction on the first story
- 2 master bedrooms with 2 master bathrooms

- 26 gauge metal roof
- 2 gas tankless water heaters (8.5 gpm each)

MECHANICAL & STRUCTURAL FEATURES

- 3 Trane A/C & heating systems: two XL20i (3 ton), one XB13 (1.5 ton, garage only)
- 2 Trane variable-speed air handlers (tam08), 1 variable-speed handler (TAM7)
- 3- 10kw Heat Strips, 2 ERV200 air exchangers, two 950 zone systems (3 zones each)
- Whole house surge protector
- (2) 200 amp breaker boxes (garage & house); 220v 40 amp in garage; 100 amp at pool
- At least 2 electrical outlets per wall

GARAGE & STORAGE

- 6 storage/attic spaces (5 are temperature-controlled with rooms)
- 3-car oversized garage with A/C, heat, and half bath
- Garage doors insulated with DC openers and belt drive

MEDIA & TECH FEATURES

- Family room and game/media room wired for surround sound w/ subwoofer
- Upstairs game/media room wired for projector
- Kitchen, dining room, office, master bedroom, and bathroom wired for speakers
- All doors and windows wired w/automatic call to sheriff or fire depending on alarm

INTERIOR FINISHES

- Wood floors: living room, primary, office, dining room, entry, stairs – Madagascar-Maroccan Mesquite Pomegranate engineered wood; solid pecan bull nose on stairs
- Travertine flooring in kitchen, laundry room, and half bath
- Master bath flooring: quartz
- Patio and porch: travertine
- Hunter-Douglas LiteRise blinds (top-down/bottom-up)
- Custom curtains in living room