

HIGHLIGHTS

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- 4/5 Bedrooms (1st floor owner's suite) / 3.5 Baths
- Home Office/Study or a 5th bedroom
- Covered patio and backyard large enough for a future pool
- Craftsman Exterior with cement board siding
- Open concept dwelling - living, kitchen, breakfast
- Quartz countertops and Italian porcelain tiles throughout home
- Chef's Kitchen outfitted with Monogram stainless steel appliances.
- 6ft wide column fridge and freezer and separate glass door beverage center
- Wine grotto with custom wrought-iron door and window
- Engineered foundation, first floor raised 2+ feet above the center of the street
- Downstairs – Wood look wide plank porcelain tile flooring
- Upstairs – Solid wood white oak wide plank
- Garage floor painted with anti-slip textured epoxy paint
- Custom gutters and drainage with round downspouts
- Double height foyer and cedar wood timber frame entry

SMART HOME FEATURES

- Lennox M30 iComfort Thermostats – Touchscreen/smartphone controls
- Refrigerator and Dishwasher linked via Home Connect™ app.
- Garage Door – integrated LiftMaster myQ WiFi and smartphone controls
- Driveway lights – photocell operated (auto on/off)
- USB outlets in kitchen, desk spaces, nooks
- Simplisafe Alarm system with smart phone controls, remote monitoring service

ENVIRONMENTAL/ENERGY SAVING FEATURES

- Low-E Energy Star double-hung aluminum windows provide abundant Day-lighting
- Products/Finishes enhancing IAQ (Indoor Air Quality):
 - Wall/Attics – JohnsManville Formaldehyde-free insulation
 - High Efficiency LENNOX AC, 2-systems, 16 SEER rating
 - Pleated 4" thick – MERV rated filtration
 - AprilAire fresh air supply system cycles fresh air into home
 - Sherwin Williams Zero/Low VOC paints
- Dual Flush Toilets – half and full flush options
- Rinnai on-demand Tankless natural gas water heater
- LED recessed lighting and LED cove lighting with Dimmers
- Attic Radiant Barrier decking, gable vents and ridge vent shingles reduce heat gain in attic. Formaldehyde-free JohnsManville insulation.

