

PROPERTY FEATURES LIST

WHOLE HOUSE:

1. Solid core interior doors and sound insulation package with insulation in interior walls and upper floor
2. Ceiling height 1st floor 10', 2nd floor 9' and foyer height 21'

BATHROOMS:

3. Double tankless water heaters, with demand controlled hot water circulation in all bathrooms and at kitchen sink
4. Jetted tub in Master Bathroom, cast iron tubs in Bedrooms 2-5
5. Marble countertops in all Bathrooms, also marble shower/tub surroundings in Master Bath and Bathrooms 3, 4 & 6

FLOORING:

6. Handscraped hickory hardwood floors throughout (not 2nd floor hallways, stairs and Bedroom 2), plank width 7.5"
7. Honed limestone in Foyer with Lily waterjet medallion

LIGHTING & ELECTRICITY:

8. Electric car charge prewire in both garages
9. Security System with sensors in all exterior doors and operable windows, and two smoke/heat detectors (in addition to conventional networked smoke and CO detectors), with 24/7 monitoring via landline
10. Flush lights in all rooms, except Retreat and Dining Room, ceiling fan junction boxes in all rooms (except Office)
11. Dimmable LED bulbs in all rooms
12. CAT6 wiring to all rooms except Dining Room (11 outlets), also CAT6 wiring to Family Room ceiling (for projector)
13. RG6 wiring (coaxial) for TV in Family Room, Office and all Bedrooms
14. Intercom in Kitchen/Nook, Office, Master Bedroom and Bedrooms 3 & 4.

OTHER:

15. Gas fireplace in Family Room, Master Bedroom/Retreat (three sided) and Patio
16. Two tone interior paint (upgrade)
17. Upgraded stair railings
18. Garage floors epoxy coated
19. Central Vacuum
20. Outdoor Kitchen, all hardware from Fire Magic
 - A. Echelon E790i Grill
 - B. Echelon Double Side Burner
 - C. Echelon Power Burner

HOME AUTOMATION:

21. Control4 Home Automation system, head unit HC800 can handle complex systems
 - A. Programmable light dimmers for lights in all hallways and all rooms (incl Master Bath, but not other bathrooms, walk in closets, laundry or garages), and ceiling fans on Patio
 - Total 25 dimmers/switches/keypads
 - Logs energy use for each light
 - B. stream music to in-ceiling speakers in Master Bedroom, Bedrooms 3 & 4 (the large bedrooms) and Patio, also connected to the audio system in the Family Room
 - 8 channel 4 zone amplifier
 - C. Smart Thermostats in Kitchen/Nook and Retreat
 - D. Smart Lock in the Front Door
 - E. Connected to the home security system
 - F. LCD touch screen in Kitchen/Nook for control of the system
 - G. All functions can also be controlled via phone app inside home or anywhere through the internet, or via a web page
 - H. Dealer makes most programming, but Possible to program via own computer, or simple updates via phone app
22. Motorized Shades by Hunter Douglas
 - A. Pirouette shades in Living Room, Dining Room and Family Room, total 9 windows and 5 at sliding doors
 - B. Roller shades in 19 windows, including all bedrooms but not Bedroom 2 (music room)
 - C. Motorized with PowerView system, with one remote in each room, can be controlled with phone app
 - D. Shades can be programmed to open automatically in the morning and to cover windows when needed
 - E. Can also be connected and controlled via Control4
 - F. In all rooms 2.5" wood blinds or shutters (except windows with Pirouettes or shutters) and faux wood blinds in bathrooms. All blinds from Hunter Douglas.
23. Pool, spa, sauna
 - A. Pool, spa and waterfall feature, with lights in each
 - B. Pool measures 36' x 15', shallow end 3', deep end 8' (approx.)
 - C. Gas heater warms the pool ca 2 F per hour
 - D. Lights in waterfall feature can be turned on/off separately
 - E. Pentair salt system, pumps and control system
 - F. ScreenLogic Interface allows control of the pool/spa/waterfall via phone app at home or anywhere. Can also be controlled via own computer, and can be connected to Control4
 - G. Sauna delivered by SoCal Sauna, Norco, CA
 - 8 kW electric heater (240 V), with 70 lbs of rocks to even out the heat
 - Digital controls on the outside wall, with timer (no remote control)
 - Can be used as dry sauna, or moderately humid by pouring some water on the stones
 - H. Outdoor shower with dedicated electric water heater
24. Garage door openers by LiftMaster (upgrade)
 - A. Can be programmed to close automatically after preset time
 - B. MyQ phone app can be used to control doors