

**Exterior:**

- Custom Iron 8ft front doors
- Jeld-Wen Clad-Wood casement windows
- Class 4 Roof installed 4/2025
- Hardwired Alliance landscape lighting system with indoor timer
- Hardwired exterior outlets for seasonal lighting
- Custom cedar patio cover with standing seam metal roof
- Exterior hardwired for outdoor speakers
- Custom patio surface pavers creating a large extended patio
- Custom Landscape (Front and back) with mature trees
- Backyard Privacy from neighbors
- Premium basketball goal with tempered glass and lighted three point shooting court
- Custom stone retaining wall with leveled yard and enclosed play area
- Cedar privacy fence (heavy gauge post)
- Recent Pool surface remodel with all new equipment, plumbing, electrical sub panel. (upgraded low voltage lighting on pool and hot tub)
- Natural gas upgrade to meter for increased demand if desired.
- Upgraded plumbing to home to accommodate tankless water heater if desired (upstairs attic)
- Upgraded plumbing with shutoffs at meter to accommodate for 3 new sources (future Fireplace, future Fire pit, future gas fired outdoor heat.
- Electronic Iron driveway gate with FAAC brand commercial operator opener (Electric over Hydraulic)
- Secure iron man-gate with high end manual push-button lock mechanism
- 2<sup>nd</sup> entry to home at porte cochère (covered parking #4). Covered area is nice for loading and unloading while being protected from weather conditions
- Extra parking on driveway inside gate for an abundance of cars or 44 foot RV.
- Porte Cochere, front entry electronic gate and addition of interior space - 2002

**Interior**

- Sub-Zero refrigerator and freezer
- 48" Wolf gas cooktop with large griddle and electric dual stove
- Kitchen remodel with custom cabinets and all new appliances in 2021
- Bradford Water Heater with Hot water recirculation system 2025
- Custom hand scraped hardwood floors throughout 2021
- A large doorless walk-in master shower has a multi head (4) shower system.
- Hardwired ethernet in main rooms for use on video and audio.
- Hardwired ethernet (POE) for use on Ring doorbell and/or security
- Media room with Sony 4K projector player, Stewart projector screen, Tanoy speakers, front, rear, and center.
- Upgraded power to home. 400 amps of service (2 full panels) with new breakers and built in GFI. Designed to accommodate a 50 amp installed RV outlet, or future electric car charger.
- Pre-installed outlet for a generator. A smaller generator can be used since all breakers that are a necessity are isolated to the one panel that is wired for generator use.
- Hardwired for speakers in upstairs and downstairs family rooms, garage, porte cochere, patio.
- Two 5 ton a/c units (dual speed fans that run quieter) 3/20/2020
- Custom A/C duct (builder grade flex duct replaced with hard rigid insulated A/C duct)
- Built in ironing board in master closet