

## 22043 | WATER RUN COURT

### SMART HOME FEATURES

- Smart House – Almost Every Light Can Be Controlled By App
- Main House Water Shutoff When Leak Detected
- Automatic Fan Shut Off When Smoke Detected
- WIFI Enabled Fan in Attic for Heat & Humidity Control
- Whole House Surge Protector

### THROUGHOUT THE HOME

- Pella Encasement Windows with Between-the-Glass Blinds
- Piano Lacquer Stair Railings with Metal Balusters
- Hardwood Wide-Plank Flooring on Two Levels
- All Vents Flat on Wall
- Sonos Speakers in Every Room
- Two Navien High-Efficiency Condensing Tankless Water Heaters
- Three HVAC Units ( 2020/2021) Serviced Twice a Year
- Roof (2020)
- All TVs Convey - Most with Bose Soundbars with Custom Fabric Covers

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### FOYER, SUNROOM, DINING ROOM & PANTRY HIGHLIGHTS

#### FOYER

- Motorized Chandelier for Easy Cleaning & Bulb Change

#### SUNROOM/OFFICE PRIVATE DECK

- Heated Floor in the Office/Sunroom
- 13ft x13ft+ StruXure Motorized Louvered Pergola
  - Automated Slats in Roof - Responds to Weather (wind, rain, sun)
  - Motorized Screens
  - 120v Electrical (Lights & Outlets)
- Trex Flooring
- Infratech Built-in Heater & Big Ass Fan (Actual Brand Name)

#### DINING ROOM

- Custom Table Expands to Seat 10
- Bar & Cabinetry with LED Display Shelving That Changes Color
- Silhouette Professional Dual-Temp Wine Fridge

#### BUTLER'S PANTRY

- Whirlpool Sidekicks 31-inch Refrigerator & 31-inch Freezer
- Ice Maker

- Reinforced Shelves with Brackets Under Drywall
- Pull-Out Drawers
- Under Shelf Outlets
- Trash & Laundry Drawer
- Frosted Pocket Doors to Close Off Pantry

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## KITCHEN & FAMILY ROOM

- Big Chill American Industrial 36 in. Refrigerator & Freezer
- Big Chill American Industrial 48 in. Classic Gas Stove and a Half
- Big Chill Classic 48 in. Range Hood
- Miele or Bosch Dishwasher Replacement with Big Chill Panel
- Miele Bult-in Coffee Machine
- Miele Microwave
- Miele Steam Convection Oven
- Instant Hot Water
- Back-to-Back Island Cabinets, Reinforced Drawers & Double Trash & Recycling Drawers
- Custom Wood Furniture in Both Rooms
- Back Wall Reinforced with Beam Designed for Future Deck Expansion & Addition of Sliding Walls

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## GARAGE UPDATES

- Garage Reinforced & Reconstructed to Support Two 12-Foot Insulated Doors
- Lighted Built-In Cabinets (Steam Pump for Shower Is Above)
- Two Electric Car Chargers
- Epoxy Floors
- Husky Cabinets
- Boot Heaters

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## PRIMARY BEDROOM HIGHLIGHTS

- Motorized Ceiling TV Lift
- Shiplap Feature Wall
- Tommy Bahama Furniture Can Convey
- LG Styler Steam Closet - Sanitize, Deodorize, De-wrinkles Clothes & Presses Pants
- Custom Closet with Island, Shelving, Jewelry Storage & Rotating Vanities



*This Room Has a Secret You Don't Want to Miss.*

*Ask Heather to Show it to You.*

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## PRIMARY BATH HIGHLIGHTS

- Dual Steam Shower – Heats to Approximately 112 degrees (Steam Unit is in Garage)
- Cast Iron Soaking Tub – Stays Hot for Hours
- Heated Floor
- Heated Towel Rack
- Toto Washlet Bidet Elongated Toilet
- Robern Up-Lift Tech Smart Mirror Medicine Cabinets with Defogger, LED lighting, In-Cabinet Outlets & USB
- In-Cabinet Outlets
- Brizo Hardware

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## BEDROOM TWO HIGHLIGHTS

- Oversized Walk-In Closet with Custom Shelving
- Private Bathroom with Undermount Tub & Trackless Shower Door
- Robern LED Anti-Fog Medicine Cabinet with Outlets & USB

## ATTIC ACCESS

- Pull-Down Stairs
- Lights Along Entire Attic Ceiling
- WIFI Fan for Cooling

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## BEDROOM THREE & FOUR HIGHLIGHTS

- Custom Murphy Bed/Couch with Lights
- Robern LED Anti-Fog Medicine Cabinet with Outlets & USB
- Bathroom Vanity with In-Cabinet Outlets
- Fandelier Fan & Light

## BEDROOM THREE CLOSET/BEDROOM FOUR

- Custom Shelving with Rotating Storage
- Island with Pop-Out Outlets
- AMPLE Flooring in Storage to Return Closet Back to Bedroom

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## BASEMENT HIGHLIGHTS

- Coffered ceiling
- Brick Wall with Soundproofing
- Open Staircase – Modern Rails
- Frosted French Doors
- Many Furnishings & Games Can Convey

## GYM/POSSIBLE BEDROOM 5

- Gym Flooring, TV, Equipment May Convey
- Window Can Be Expanded to Areaway for Legal Bedroom 5

## BASEMENT BATH

- Undermount tub
- LED mirror

## UNDER DECK STORAGE

- Large Storage Room on Electronic Lock Outside Double Doors
- Deck Gutter System Drains into Separate Sump & Pumped into Sewer

## OUTSIDE UPDATES

- Pool with Sun Shelf – Renovated 2020
- Cal Spa 6-Person Hot Tub (PL-893B)
- Expansive Deck off Kitchen/Family Room & Private Office Desk
- StruXure Motorized Louvered Roof on Main & Office Deck
  - System Includes: Automated Slats in Roof Responds to Weather
  - Screens with Touch of a Button
  - LED Lighting Around Columns
  - 120v Electrical (Lights & Outlets)
  - 4 Big Ass Fans (Actual Brand Name)
  - 240v Electrical for Two Deck Heaters (Included)
- Stainless Kitchen
  - Grilla Brand Grill, Griddle, Smoker
  - Two Drawer Fridge – New
- Irrigation System
- Pool & Deck Speakers Tied into Sonos
- Stair Lighting, Landscape Lighting, Uplighting on all Trees

- Pergola & Two Sheds with Power & internet
- Jellyfish Permanent Lighting Around the Home