

Special Features

Exterior

- All sides stone/stucco (Hardiboard only under porches)
- Steel rebar foundation (not post tension)
- 1.5 HP well pump; well at 580+ feet, third tier
- 2500 gallon water storage tank with booster pump to house
- 500 gallon propane tank (owned)
- 30 year roof
- Automatic front gate opener – solar powered
- Exterior propane line for BBQ (back porch)
- New 8-person hot tub with 114 jet (with cover)
- Pool-ready with electric and water
- Perimeter fence line of property cleared for future fencing. Front and back lines already fenced

Interior

- 2,430 SF livable area/651 SF garage (per tax records)
- All windows Low E vinyl tilt-in with screens
- 5 ton Lennox A/C system, 17.5 SEER, dual stage compressor and fan
- All metal duct external wrap insulation (flex run to no more than 8' anywhere in house)
- 2 attic fans – auto exhaust in-line thermostats
- U/V air filtration system with dual filters (not currently plugged in)
- Rinnai tankless water heater (gas) – 200,000 BTU for multi-point usage
- Dual automatic garage door openers
- Water softener-ready (whole house on water softener loop)
- Split attic with storage above garage (access one side via garage and the other through MBR closet)
- Wood/gas fireplace
- Garage walls insulated for future living space
- Grade D-E exotic kitchen countertops
- Oversized stone sink in kitchen
- Maple kitchen cabinets – drawers full pull-out, all lowers with pull-out shelves; pull-out garbage
- All bedrooms with phone jacks and cable ready
- Surround-sound wired in living room and kitchen (some installed; some pre-wired)
- Electrical outlets above built-in shelves in living room, on power switch outside master bedroom
- Motion sensor lights in bedroom closets and utility room
- Storage under all three bedroom window bench seats
- Custom cabinets in both bathrooms
- Custom tile shower in master bath with two wall heads and one rain head
- Large Jacuzzi tub in master bath with tile surround (front panel removable for maintenance)
- Jacuzzi tub is heater-ready
- Two power switches for Jacuzzi tub located in bottom cabinet (one for pump, one for heater)
- Shower in guest bathroom tile and glass with cultured marble base
- Cell phone booster