

Upgrades & Features - 6005 La Jolla Scenic Dr S

Building Features:

- Asphalt Shingle Roof – Fire Hardened – Embers Can't Get Inside
- Copper Gutters, Downspout – Hard Foam in Gutters, No Leaves Get Stuck
- Copper Covered “Rafters” in Courtyard
- Stucco Siding Entire Exterior and in Courtyard/Atrium
- Artificial Tree in Center of the Home is Engineered from the Same Company Used in Las Vegas (ArtisTree), Designed as Earthquake Proof

Self-Sufficiency:

- LEED Gold Certification
- Propane Tank 1,000 Gallons
- 600 Amp Service Generator
- 125 KVA Generator, Dual Fuel (Natural Gas & Propane Backup)
- 80 Solar Panels
- Solar Company Inverters (Sunny Boy) – 3 Inverters
- Split Electric System to Conserve Energy When Not in Use for Stove, Appliances, Just One Kitchen or the Other, Etc.
- Steady System, Nothing Instant, Except Water Temp. (Lights, Heater, Etc.)
- Capture Water with Gutters from Roof for Irrigation and Spot Rinse
- Driveway is Porous, Not Hardscape, Drains Underground to Keep Pipes Cool
- Locally Sourced Materials
- LED Lights Throughout
- Native Plants Primarily to Minimize Water Intake
- Solar Hot Water – Secondary Back Up from Geothermal in Ground (Only 2 Others Known of in San Diego)
- UPS (Uninterrupted Power Supply) for His/Her Offices in Case of Shutdown
- Spot Free Water Washes the Solar Panels Automatically – Programmed Times

Additional Features:

- Spot Free Water - 200 Gallon Tank
- Drinking Water About 80 Gallons
- Whole House Water Filtration System, Softener, Reverse Osmosis System
- Instant Hot/Cold Faucets Drinkable Through Reverse Osmosis System
- Drapes are Electric and Can Be Programmed to Open/Close Certain Times
- Multiple Units/Zones for A/C & Heat, “Warmer Bathroom, Colder Bedroom.”
- Natural Gas Fired Hot Water Boiler
- Engineered Flooring – Thicker – Can Refinish 5+ Times
- 2 iPads and Dell Computer (Security System, Hard Wired) Convey
- Everything Owned
- “Breakfast Kitchen” “Parlor/Foyer” “Theatre/Game/Media Room”
- Secret Door to “China Room/Storage”
- Natural Stone Countertops – Italian Sintered Lapitec
- 660 Wine Storage Refrigerated, Insulated
- All Bedrooms are Insulated from the Hallway
- Whole House Vacuum System

- Architect – Bennet & Associates – Local in La Jolla
- 944 Square Foot Courtyard/Atrium Not Included in the Interior Square Footage
- Stadium-Like Retractable Ceiling/Roof that Opens Above the Atrium/Courtyard
- Pet-Friendly Features – Built-In Crate Doors with A/C Venting and Automated Hallway Gates
- Windows – Fleetwood
- Entry and Interior Doors – Alpine Woodworks
- Exterior Doors – Solar Innovations (Pine Grove, PA)
- Plaster – Vasari Veneziano