

## List of Home Features

- Central vacuum with extra hose on main and 2nd floors;
- BR on main floor has original oak wood floors;
- Brazilian cherry wood premium hardwood flooring in kitchen, dining area, living room, stairs to 2nd level, 2nd level mezzanine above atrium, AND studio stairs and all office flooring;
- Copper gutters and flashing on roof;
- Purified water system;
- Kitchen Baseboard lights;
- Kitchen counter is Kirkstone;
- Double convection ovens:
- refrigerator, washer/dryer included;
- Bosch dishwasher;
- Water heater and laundry sink (in laundry room);
- Speakers throughout house;
- MBR has built in headboard niche with reading lights and nightstand type storage;
- MBA has spa tub;
- Box beam ceilings in MBA;
- Plumleigh tile throughout;
- Doggie door in Master (to the left of the French balcony doors);
- Light well brings light to skylights in kitchen & main floor bath;
- Hose bib on each balcony;
- Automatic garage door opener for one garage door; one garage door is manual open and currently used as storage area with workstation (could be used as a parking space). Additional parking space adjacent to garage. Garage and parking space located off the alley. Easy and level access to kitchen from garage for unloading of groceries or packages;
- The remodeled foundation included grade beams to protect Torrey pine tree roots.

## **Room Measurements:**

BR#2 - 1st floor guest room 12x11.

BR#3 - Top floor bedroom 21x14.

Extra room#1 - alcove in primary bedroom.

Extra room#2 - detached office/game room over garage - 23x20.