

## 36 Encanto Drive – Enhanced Features

City installed new water main & meter in street

New engineered concrete drainage swale at top of the hill - \$30k

New reinforced hillside steps from the mid-level slope up to the concrete swale

Smart sprinkler controller - Orbit B-Hyve XR 16 (<https://www.orbitonline.com/>) located in garage by entry door

Smart water monitor - Flume (<https://flumewater.com/>)

Fireplace repairs completed & gas log burner kit installed

Heavy duty garage shelving

220V outlets in garage - 2 ea.

20A garage outlets for refrigerator & freezer

Extra 20A circuit in main bath

Replaced seismic gas shut-off valve at meter

Gas port located at rear patio for BBQ

New tankless water heater installed on exterior wall with built-in hot water circulation timer

Water softener with purification system

Replaced instant hot water at kitchen island

Hand motion sensors on kitchen faucets

Nest thermostat

Ring doorbell & mailbox sensor

Smart door lock at pool bath door

Smart light switches

ADT alarm with 3 cameras

Soft close drawers & cabinets

Washer & gas dryer included

New dishwasher - 9/2023

Pre-wired CAT5 & coax cables labeled in attic

Underground utilities & no street lights in neighborhood

Shed