



Overview

- Lot Size: 6,512 sqft
- Living Space: 3,829 sqft
- Pre-plumbed for water softener
- Pre-wired for electric vehicle charger

Smart Home & Technology

- Google Home Hub integration
- Google Nest Doorbell
- Google Nest Smart Thermostats (Dual zone, one per floor)
- Smart garage door opener (MyQ) with camera & smartphone control
- Smart front door keypad with fingerprint access
- Pre-wired surround sound: Living Room, Kitchen, Outdoor Patio, Primary Bedroom, Primary Bathroom, and Gameroom

Kitchen

- Mount Blanc Quartzite countertops (Imported from Brazil)
- Pantry wrapped in Mount Blanc Quartzite
- Custom white oak floating shelves
- Custom built Midnight Glass Towers wrapping Bosch Range
- Custom built white oak vent hood
- 3rd-row glass cabinets with LED inserts
- Full LED under-cabinet and accent lighting

Appliances

- Bosch 36" Industrial Range
- Bosch 24" Dishwasher
- Bosch 30" Microwave Drawer
- Undercounter Wine Cooler (kitchen)
- Undercounter Beverage Cooler (gameroom)
- **Warranty:** 1-year labor / 2-year parts



Living & Entertaining Spaces

- Gas fireplace with tile finished
- 16' wide Pella sliding patio doors
- Dedicated Gameroom, with dry bar wrapped in Mount Blanc Quartzite backsplash, LED lighting & 24" custom beverage cooler, prewired for surround sound in ceiling, and dedicated storage closet

Outdoor Living

- 6' x 22' covered patio with gas connection, & prewired speakers
- 16' wide Pella Sliding Patio doors
- Oversized 30' x 60' backyard
- 7' Tall Cedar wood fence with gates on both sides

Primary Suite

- Dedicated His and Her Custom built closets with full LED lighting
- Coffee Bar
- Dedicated Make up vanity
- Spa-style shower enclosure
- Rain fall shower head from ceiling

Bathrooms

- Floating vanity in powder bath with Titanium Quartzite waterfall countertop & underlighting
- Mount Blanc Quartzite countertops in all bathrooms (including secondary baths)
- Designer tile in all wet areas with full-height installation to ceiling
- Frameless glass shower enclosures
- LED lighting in all shower niches (Primary, Secondaries, and Gameroom baths)
- All mirrors pre-wired for future backlit LED mirrors

Interior Features & Finishes

- 8' Solid core interior doors
- Solid black hardware (handles & hinges)
- Engineered oak hardwood flooring throughout
- Oak square stair nose



- Custom mudroom cabinetry with white oak stained bench

Structure & Construction

- 2x6 exterior wall framing
- Radiant barrier roof decking
- 1 1/8" Advantech subfloor
- 18" pre-engineered truss system
- Ceiling heights:
 - 1st Floor: 11'
 - 2nd Floor: 10'
- Low-E energy-efficient windows

Mechanical Systems

- (2) 15.2 SEER 2 rating Goodman 5-ton condensing unit
- High-efficiency split system
- Goodman 5-ton two-stage gas furnace
- Dual-zone HVAC systems (independent thermostat per floor)
- High-efficiency gas Tankless Water Heater
- **HVAC Warranty:** 1-year labor / 5-year parts
- **Water Heater Warranty:** 1-year labor / 5-year parts

Exterior Finishes

- James Hardie cement siding
- Lime Stone accents
- Custom stained tongue & groove wood soffits
- 18' x 8' garage door with glass panels
- Custom 52" x 8' solid iron pivot front door
- Owens Corning shingles (30-year warranty)
- Full gutter system
- Underground storm drainage system throughout property