

EXQUISITE DESIGN & EXPANSIVE LIVING

Luxurious Dimensions:

- Lot Size: 16,988 SF
- Home Size: 6,713 SF

Grand Entrance:

- Impressive two-story atrium
- Oversized pivot entry door (5'x9') with a sleek side light creates a dramatic and welcoming entrance.

Soaring Ceilings:

- Main Floor Ceiling Height: 10'
- Upper Floor Ceiling Height: 12'-16'
- Daylight Basement Ceiling Height: 8.4'

Premium Flooring:

- Premium 5/8-inch, 9-inch-wide white-oak hardwood flooring flows through the main, upper, and basement levels.
- Plush carpeting adds softness underfoot in all bedrooms and closets.
- In the basement, the hardwood is laid over QuietBoard Premium insulating fiber panels, creating a noticeably warmer floor even on the chilliest days.

Private Ensuites:

- 6 bedrooms, all with ensuite bathrooms
- Totaling 7.5 baths.

Guest Suite:

- Main Level Guest Suite
- Oversized Bedroom with white Oak 9" wide plank flooring
- Walk-in closet with carpet flooring
- Bathroom with heated tile flooring
- Laundry area with one set of LG washer and dryer

Lavish Primary Suite:

- Oversized suite features a striking sloped ceiling, rising from 12' to 16' high
- Montigo Del Ray Square 38" gas fireplace with large format tiles with a TV hookup.

Primary Spa Bath:

- Spa bath with dual rain shower (heated pan & floor)
- His and Hers separate modern floating vanities are enhanced with smart motion-sensor LED illumination, providing sophisticated under-cabinet and behind-mirror lighting.
- Signature Hardware Patera 66" Solid Surface Soaking Freestanding Tub with Integrated Drain.

Thoughtful Closets:

- Oversized custom closets with double-thick panels and shelves
- Large custom island
- Ambient cabinet lighting on the motion sensor.

Game Room:

- Upper Floor Game Room pre-wired for TV
- Access to the Upper deck with a beautiful view of the front yard and the 108th Ave.

Daylight Basement Retreat:

- Daylight basement Bonus Room
- Built-in wet bar with upper cabinets
- Quartz countertops
- Bar sink
- 24" under-counter beverage center refrigerator
- LED strip lighting under upper cabinets
- Installed 5.1 surround-sound speakers with TV wiring

Home Office:

- Main Level Home Office
- Glass Pivot Doors with custom-made handles
- Atmospheric dark painting with an accent wall.

Floating Staircase:

- Matte Black double-beam steel floating staircase system
- 4" thick white oak custom-made stair treads
- Custom black steel handrail system with 3/8" tempered glass panels.
- Motion-Activated Lighting: Lights turn on in sequence as you step onto the staircase and gradually turn off step by step when you leave, creating a smooth and elegant lighting effect.

Mudroom:

- Dedicated drop-off zone with integrated Bellmont cabinetry for organized storage of keys, mail, and daily essentials.
- Blanco 25" Silgranit Laundry sink and Delta Pull-Down Kitchen faucet
- Built-in bench with integrated coat hooks.

CULINARY COMMAND CENTER

Gourmet Kitchen:

- Fully equipped kitchen with Thermador

Professional Series Appliances, including:

- 48" 6 Burner Gas Rangetop with Griddle
- 54" Hood with 1000CFM Integral Blower
- Thermador Freedom 36" Full-Size Column Refrigerator with WiFi
- Thermador Freedom 36" Column Freezer with ice maker and WiFi
- Thermador Freedom 24" Wine Cooler 92 Bottle Capacity Built-In with WiFi
- Thermador 24" Microwave
- Thermador Professional Series 30" Double Electric Oven 9 Cu. Ft.
- Thermador Sapphire 24" Dishwasher.

Granite Countertops:

- Azul Celeste granite countertops.

Seating Island:

- An island with a built-in 30-inch table seats six, facing the fireplace and TV wall, and offering views of the outdoors, rather than the kitchen cabinets.

Elegant Sinks:

- Two Blanco SILGRANIT kitchen sinks with InSinkErator Advanced 3/4HP Waste Disposal, and Brizo Spout Pull Down Kitchen Faucet.

Scullery Kitchen:

- Separate scullery kitchen
- Bosch 24" dishwasher
- Blanco 26-13/16" SILGRANIT Kitchen Sink with InSinkErator 3/4HP Garbage Disposal and Brizo Spout Pull Down Kitchen Faucet.

Spacious Pantry:

- Oversized walk-in pantry with custom-built-in storage and shelving
- Granite countertop
- Ambient lighting on a motion sensor.



Built-in Buffets:

- Built-in buffets in the dining room with glass door upper cabinets, Azul Celeste granite countertop, and backsplash wall.
- Features ambient lighting in the built-in buffet cabinets and ceiling soffits, accentuating the beautiful 72" Atomo Linear Chandelier.

SMART HOME & COMFORT

Central Vacuum System:

- Two Vacuflor Power units with six retractable hoses.

Lutron Caséta Smart Lighting:

- Complete Smart Lighting Control System from Caséta by Lutron
- You have the flexibility to build the smart system you want and control it however you like with the free Lutron app, smart remote, voice assistant, or automated schedules.

Advanced Security:

- 4 Eufy Security 4K cameras for comprehensive perimeter monitoring.
- 1TB Hard Drive allows you to save your security videos for no monthly fee.

Energy-Efficient HVAC:

- Two Bryant inverter-driven outdoor condensing heat pump units for the main and upper floors
- Ecobee smart thermostats integrated with the Ecobee smart doorbell camera
- Range hood make-up air system with an 8" inline fan.

Ductless Cooling Systems:

- Bryant single-head ductless ceiling cassette system for the basement Theater room
- Bryant multi-head ductless ceiling cassette system for the ADU.

Ventilation:

- Two Panasonic whole house fans, including flow hood testing
- Eleven Panasonic exhaust fans.

Smart Water Heaters:

- Two Rheem ProTerra 65Gal. Smart High Efficiency Hybrid Heat Pump Water Heaters with Leak Detection & Auto Shutoff.
- Hot water recirculation system

Solar Power:

- 4.20 kW Solar Power System with Silfab Panels.

Generator Ready:

- Pre-wire for a portable power generator to provide backup power during power outages.

EV Charging:

- Dual 50-amp EV circuits.

OUTDOOR LIVING & RECREATION

Luxurious Yard:

- Beautifully landscaped grounds
- Oversized Patio and backyard
- Full cedar fencing around the property perimeter
- 9-zone irrigation system with a programmable timer.

Outdoor Terrace:

- An expansive outdoor terrace directly accessible from the daylight basement Rec Room, ideal for large gatherings around a custom-made fire pit with a sophisticated granite countertop.

Covered Outdoor Living Area:

- Modern 60" linear gas fireplace with large format tiles and with TV hookup
- Pre-plumbed for a gas BBQ.
- Two 61" Infratech electric heaters
- Sound system installed.
- Porcelain 24"x24" pavers.

Modern Facade:

- Modern, clean-line façade in Hardie board & batten
- Resysta® eco-wood accents.

Garage Amenities:

- 3-Car garage
- Polyaspartic flake floor
- Clopay Avante Sleek doors
- LiftMaster garage door openers with built-in cameras and MyQ Wi-Fi Control

Durable Roofing:

- PVC single-ply roof.
- Gutter-screen guards.
- Exterior Lighting:
- Exterior tape lights.

FLEXIBLE STORAGE SOLUTIONS

Lofted Attic:

- A 144SF conditioned lofted attic room with lighting offers versatile storage or flexible use space.

Crawl Spaces:

- Two crawl spaces with 2" thick concrete slabs and lighting.

ADDITIONAL DWELLING UNIT (ADU)

Private Entrance:

- Daylight ADU with a private entrance, ideal for multigenerational living or rental.

Equipped ADU Kitchen:

- ADU Kitchen with:
- Bosch 24" Dishwasher
- Bosch 36" 3-Door Refrigerator
- Bosch 30" Over-the-Range Microwave
- Bosch 30" Electric Slide-in Range.

Spacious Pantry:

- Walk-in Pantry.
- Comfortable Living Room:
- Comfortable Living Room with White Oak 9" wide plank flooring.

Direct Patio Access:

- Direct access to a private outdoor patio through an 8'x8' Weathershield Aluminum Clad Sliding door.

Full Bathroom:

- Full bathroom with double-sink vanity
- Heated flooring.

Full-Sized Bedroom:

- Full-Sized Bedroom with a walk-in closet.

Laundry-Mechanical Room:

- Fully outfitted for washer-dryer hookup with a tile-covered, heated floor.

