



### LUXURIOUS DIMENSIONS

- Lot Size: 8,250 SF
- Home Size: 4,500 SF

### BEDROOMS & BATHS

- 5 Bedrooms
- 4.5 Bathrooms

### SOARING CEILINGS

- Main Floor: 10'
- Upper Floor: 9'
- Family Room: 12'

### FAMILY ROOM

- 12' ceiling height
- HEAT & GLO PRIMO II 60" x 18" gas fireplace
- Cold-wall technology allows safe TV placement above without heat transfer
- Operable in summer mode for ambiance without additional heat output

### MAIN LEVEL GUEST SUITE

- White oak hardwood flooring
- Walk-in closet
- Heated tile bathroom flooring
- Laundry area located in the Mudroom with LG washer & dryer

### PRIMARY SUITE RETREAT

- Spacious 296 SF Primary Bedroom
- 11' ceiling height
- TV hookup

### PRIMARY SPA BATH

- Brizo plumbing trim throughout
- Rain shower head with handheld shower on sliding bar
- Heated tile floor and heated shower pan
- Dual floating vanities with motion-sensor LED lighting
- Freestanding soaking tub

### PRIMARY CLOSET

- Expansive 145 SF walk-in closet
- Custom-built cabinetry throughout
- Integrated ambient lighting

### CULINARY COMMAND CENTER GOURMET KITCHEN

- Fully equipped with Thermador Professional Series appliances:
  - Thermador Pro Grand® 48" dual fuel range featuring six burners with integrated griddle
  - Large primary oven with a secondary oven configuration
  - Thermador Professional Series 54" range hood (1000 CFM blower)
  - Thermador 30" column refrigerator (WiFi enabled)
  - Thermador 30" column freezer (WiFi + ice maker)
  - Avalon 24" wine cooler (45-bottle capacity)
  - Thermador 24" microwave
  - Two Thermador 24" dishwashers
  - Seating Island
  - Oversized island with seating for six and waterfall-edge countertops
- Kitchen Fixtures
  - Two Blanco SILGRANIT sinks
  - InSinkErator 3/4 HP disposal
  - Brizo pull-down faucet

### WALK-IN PANTRY

- Custom built-ins
- Granite countertop
- Motion-sensor lighting

### DINING ROOM

- Glass-door upper cabinets
- Granite countertop and backsplash
- Ambient lighting

### MUDROOM

- Belmont cabinetry with dedicated drop-zone storage
- Built-in bench with coat hooks
- Sterling 25" sink
- Kraus Oletto pull-down faucet
- LG stacked washer and dryer
- Under-shelf lighting on motion sensor

## UPPER BONUS ROOM

- Pre-wired for TV
- Built-in 5.1 surround sound system
- Wet bar with high-capacity tower cabinetry
- Bar sink and 24" beverage refrigerator
- LED cabinet lighting

## HOME OFFICE

- Main level location
- Glass pivot doors
- Walk-in closet with built-in cabinetry for organized file and document storage

## OUTDOOR LIVING

- Landscaping
  - Fully landscaped
  - Cedar fencing
  - 8-zone irrigation system
- Covered Outdoor Living
  - Gas BBQ pre-plumb
  - Two 61" Infratech heaters
  - Outdoor sound system
  - Resysta eco-wood ceiling
- Exterior
  - Hardie board and lap siding
  - Resysta eco-wood accents
  - 40-year architectural shingle roof
  - Exterior tape lighting
- Garage
  - 3-car garage
  - Polyaspartic flake flooring
  - Clopay Avante doors
  - LiftMaster wall-mounted opener with MyQ WiFi

## STORAGE SOLUTIONS

- Under-Stair Storage Room
  - 90 SF conditioned space with built-in cabinetry for outerwear and seasonal clothing
- Outdoor Storage
  - Separate unheated outdoor storage room (8' × 5') for gardening equipment

## SMART HOME COMFORT

- Whole-Home Smart Integration
  - Lutron Caséta smart lighting system
  - Ecobee smart thermostats
  - Ecobee smart video doorbell
  - Built-in sound system
  - Eufy 4K security cameras with 1TB local storage (no monthly fees)
  - Yale smart lock at the main entry
  - LiftMaster garage door opener with MyQ WiFi control
- All smart systems are fully compatible with Apple HomeKit, Amazon Alexa, and Google Home, allowing control via voice commands, smart-phone, tablet, or TV. Custom programmable scenes are designed to enhance comfort, security, and energy efficiency throughout the home.
- Live video viewing and two-way communication are accessible directly from the Ecobee thermostat displays located in the Primary Bedroom and Kitchen.
- Two Bryant inverter-driven heat pumps (one per floor)
- Ecobee smart thermostat control system
- Dedicated make-up air system with 8" inline fan to balance indoor air pressure when operating the high-capacity kitchen hood
- Integrated fresh air intake system delivering controlled outdoor air for improved indoor air quality
- Panasonic whole-house fan
- Six Panasonic exhaust fans
- Energy Efficiency
  - 3.08 kW solar system
  - Rheem ProTerra 80-gallon smart hybrid water heater
  - Leak detection & auto shutoff
  - Hot water recirculation system
  - Pre-wired for portable generator
  - Dual 50-amp EV charging circuits



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