

# AMENITIES

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- **RATTLE SNAKE STONE EXTERIOR, HARDY BOARD SOFFETS, GUTTERS, CHRISTMAS LIGHT PLUGS TO INCLUDE LIGHT SWITCH**
- **SOLID BRAZILWOOD “50 YEAR - BELLA WOOD” - FLOORS IN DINING ROOM, FAMILY ROOM, AND ALL BEDROOMS.**
- **IMPORTED FROM TURKEY – 18” TRAVERTINE “MARBLE” TILE: KITCHEN BACK SPLASH, MASTER, #2 BATHROOM FLOORS, TUB – SHOWER SURROUNDS**
- **3CM GRANITE COUNTERS THROUGHOUT HOME TO INCLUDE LAUNDRY ROOM**
- **CUSTOM BUILT: APROX 180’ FURNITURE GRADE STAINED AND GLAZED ALDER WOOD CABINERY**
- **IMPORTED FROM MEXICO: 9 FOOT CUSTOM BUILT WROUGHT IRON, OIL RUBBED BRONZE FRONT DOOR WITH FLEMISH GLASS THAT OPENS FOR EASY CLEANING**
- **CROWN MOLDING THROUGHOUT WITH 5” BASE BOARDS**
- **8’ EXTERIOR, AND INTERIOR DOORS WITH ANCIENT TREASURES HARDWARE THROUGHOUT, VINYL WINDOWS THAT TILT IN FOR EASY CLEANING**
- **CASED IN WINDOWS (WOOD TRIM IN & AROUND ALL INTERIOR WINDOWS)**
- **TWO – TONED DECORATOR PAINT**
- **ENTERTAINMENT ROOM - FAUX FINISHED WALLS, ACCENT CEILING, PRE WIRED FOR SURROUND SOUND TO INCLUDE GAS FIRE PLACE, WINE COOLER, SINK, AND STANLESS STEEL JENN AIR GAS GRILL**

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- **OFFICE – 8 FOOT GLASS DOOR, GLAZED AND STAINED PANELED, DOUBLE CROWN MOLDING**
- **STEP UP CEILINGS, CROWN MOLDING & LIGHTING IN DINING, FAMILY, AND MASTER BEDROOM**
- **CUSTOM MINKA LAVERY BELCARO LIGHTING, 47 RECESSED LIGHTS, HALLWAYS, KITCHEN, MASTER BEDROOM, AND FAMILY ROOM. UNDER, OVER, IN CABINET LIGHTING IN KITCHEN**
- **HUNTER FANS: FAMILY ROOM, ENTERTAINMENT, MASTER BEDROOM, ADDITIONAL BEDROOMS, AND OFFICE**
- **JACUZZI TUB IN MASTER BATH, MASTER SHOWER HAS: 2 SHOWER HEADS, BENCH, FRAMELESS 3/8” SHOWER DOOR, AND TRAVERTINE TILE TO INCLUDE CEILING**
- **BATH #3 - BENCH, FRAMELESS 3/8” SHOWER DOOR, AND TRAVERTINE TILE TO INCLUDE CEILING**
- **KOHLER SINKS, TOILETS, AND CAST IRON TUB**
- **ALARM SYSTEM - WITH TWO KEY PADS, CABLE, PHONE**
- **KITCHEN AID – STAINLESS STEEL APPLIANCES: DOUBLE CONVECTION OVEN, DISH WASHER, MICROWAVE, AND DROP IN GAS OR ELECTRIC STOVE TOP WITH POP UP DOWN DRAFT VENT**
- **OIL RUBBED BRONZE HARDWARE, CABINET PULLS, AND FAUCETS**
- **STEP OUT OF 15’ BY 30’ ENTERTAINMENT ROOM \*SEE ATTACHED PICTURES\* AND MASTER BEDROOM TO A PRIVATE 14 X 40 STONE WALLED , STONE COLUMES, CEDAR ARBORED PATIO OVER LOOKING A VISTA AND TWO PONDS.**

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- **ENGINEERED POST-TENSION CONCRETE SLAB: CREATES A TIGHT GRID OF STEEL CABLES THAT ACTIVELY HELP SUPPORT THE SLAB. UNLIKE CONVENTIONAL "INACTIVE REBAR, WHICH ONLY HELPS KEEP SLAB INTACT AFTER CRACKING, POST-TENSION TENDONS CONTINUALLY CONTRIBUTE TO THE STRUCTURAL INTEGRITY OF THE HOME.**
- **2 X 6 AND 2 X 4 CONSTRUCTION WITH BLOW - IN CELLULOSE INSULATION TO INCLUDE GARAGE. UP TO 40% HEAT/AIR SAVINGS OVER FIBER GLASS INSULATION, R-38 INSULATION IN CEILING**
- **OSB BOARD (WOOD FIBER BOARD) NOT FOAM BOARD AROUND COMPLETE FRAME OF THE HOME, THEN TYVEC. THIS MAKES A BETTER INSULATED, STURDIER HOME**
- **RADIANT BARRIER ON ROOF: IN THE SUMMER BLOCKS 75% OF THE SUNS HEAT FROM ENTERING YOUR HOME. IN THE WINTER, THAT SAME BARRIER REFLECTS BACK 75% OF THE HEAT THAT TRIES TO ESCAPE FROM YOUR HOME**
- **UPGRADED ( NOT YOUR USUAL BUILDERS GRADE) 14XLT - 3 ZONE TRANE HEAT PUMP WITH ELECTRONIC AIR CLEANER ( ELIMINATES OVER 98% OF ALLERGENS )**
- **30 YEAR DIMENSIONAL SHINGLES, CONTINUOUS RIDGE VENTS**
- **WOOD DECK FLOORING ABOVE THE DOUBLE GARAGE**
- **UPGRADED 30" DROP DOWN ATTIC STAIRS IN THE GARAGE**
- **INSULATED WAYNE DALTON GARAGE DOORS 18' & 9'**
- **UPGRADED WAYNE DALTON T - DRIVE GARAGE DOORS**
- **75 GALLON GAS WATER TANK WITH WATER CURCULATING PUMP, PRE PLUMBED FOR SOFTENER SYSTEM**
- **CUSTOM LANDSCAPING, CEDAR FENCE, TO INCLUDE A WATER FOUNTAIN JUST OUT SIDE THE BREAKFAST ROOM**