Kitchen Features

- Granite counters with wide edge (2”) and no visible seams. Finish on counters a “leather” finish which gives it a nice modern look and feel.

- 7” wood baseboards (throughout the house)

- Flooring is 47 x 23 1/2” ceramic grey tiles. Easy to care for and very beautiful. Tiles were chosen by one of the best stagers in the Bay Area who also helped us pick out the hardwood flooring. Materials were purchased through Templeton Flooring. The installation for the tile floors was over $50k, 5k for the steps and $25k for the wood flooring. Of course, the materials cost was not included in the labor prices and was extra.

- The Island is a single piece of granite with a honed finish. All granite was chosen by Steve and me for a unique and specific look. Island measures 93” x 68”. There are no seams and the edges are 2” with no visible seams. There are two large cabinets and a drawer (under microwave) under the island with lots of storage space. There is a breakfast bar that holds 4 swivel bar stools (included) and pendant lighting. There are air conditioning/heater vents at the base of the island.

- There is an N’Finity Pro 2 wine refrigerator located in the island. It is a dual temperature control unit so that you can control the temperature of white or red wine. It also has a lock at the base for security.

- The microwave is a “Sharp” drawer unit with stainless front. It is convenient to use and easy to see the settings.

- The kitchen sink is a Kohler designer “farm style” sink with a Kohler touch faucet. There is a light to indicate if the water is hot or cold. Hot water will turn the light red, cold water will turn it blue. It turns on by tapping the side of the faucet so it’s super easy if your hands are dirty or sticky. Just tap it and it turns on or off. You can also manually use it if you prefer. I love this faucet!

- The cook top is a Wolf sealed burner gas 4 burner cook top with a grill in the center. There is a pot filler above the cook top. (Love it!) The vent above it is an upgraded vent that has 6 vent settings and 2 light settings.

- The refrigerator is a Subzero built in with freezer under the refrigerator. It has water and ice. The water is filtered.

- There is a Wolf Steam and Convection oven above the Wolf oven. It is touch control. This is an amazing appliance. You can cook perfectly in this oven especially vegetables. It reheats food perfectly using gentle steam and it also will thaw frozen foods much better than a microwave. It is my favorite appliance and I use it all the time. I can also cook Sous Vide in it. Chicken is my favorite as it cooks it perfectly.

- The bottom oven is a Wolf oven as well that also cooks with standard temperature or convection cooking. It is a touch control as well. The self cleaning is super easy and it really cleans the oven to perfection. This oven bakes and cooks perfectly.

- The dishwasher is a German made Miele dishwasher. It uses a detergent disk so you don't need to ever add detergent when running the dishwasher. The detergent disk adjusts the amount of detergent used for each cycle so dishes come out perfectly each time. At the end of a cycle, the door will pop open to allow the steam to be released and the dishes to dry completely. If you choose to use your own detergent, you can turn off the "Auto Dos" feature and manually add detergent. I have never used that as I like to just hit the start button and not fool with detergent. It is stainless steel on the inside and has a light inside which is super nice.

- There is under cabinet lighting, above cabinet lighting, and under shelf lighting. Above the kitchen counters there is a power strip just under the cabinets so you can plug anything in anywhere along the counter. The cabinets were custom made locally and have a lifetime warranty. They are "quiet self closing" and there are two cabinets with pull out drawers. There is a spice drawer and all the cabinet shelves are adjustable. There are glass fronts in the upper cabinets.

LAUNDRY ROOM

- The laundry room has a German made Miele washer and dryer on pedistals. The Miele washer also has an “auto dos” system so you don’t need to ever add detergent when you do a load of wash. There are cartridges with detergent and It will automatically adjust to the load and type of clothing you are washing. This is super convenient. Like the dishwasher, you can turn off the Auto Dos feature and use your own detergent if you prefer. The dryer is a Miele as well. It is a 110 electric (as is the washer) but it is not the best dryer in the world. I have to admit, it is a little frustrating because it doesn’t dry as well as I would like. I am used to it but it takes a long time to dry things. It is designed to leave clothing a slightly damp so that it can air dry completely (a German thing is what I’ve been told). Anyhow, it does clean and dry and because they are pretty high end, they are really gentle on clothing. The washer cleans super well.

- There is a built in ironing board in the laundry room, a stainless sink and lots of cabinet space.

PANTRY

- The pantry is my favorite room. It has custom adjustable shelves and holds tons of everything! It's so convenient to have so much storage as running into town is a pain. It also comes in handy when your friends are out of something and need to borrow a little of this or that. I can store all of my counter appliances, food, dog food, canned food etc and everything is organized and in one place so it makes it easy. I love it.

LIVING ROOM

- The living room has 5 8 1/2’ windows. They are all sliding doors with screens. You get amazing cross ventilation with these doors. They are made by Fleetwood. The glass is 1” thick and has UV tint to protect (to a certain extent) the hardwood flooring and to keep the house insulated. There is a gas fireplace that you can change the colors of the glass and turn off and on with a remote. The fireplace is dual sided so that you can see through to the deck from the living room. Above the fireplace is a “Frame” 65” TV. The Frame TV when turned off has a screen saver that is actual art that you can change. There is a subscription available so you can shop for pictures or you can use your own photos as a screen saver. It makes the living room more formal. Behind the TV are modern tiles chosen to add dimension to the room and stand out with a nice, clean look. There also are lights on the columns between kitchen and living room and on the walls by the step down area. The floors are white oak wood. The fireplace mantle is concrete. All baseboards are 7”. There is also a power plug on the floor in the center of the living room floor if you need power for a lamp or anything else without having to stretch out an extension cord. The air condition vents are on the floor. Lights are all recessed on a dimmer switch. There are fire sprinklers through out the house (including garage).

MAIN LEVEL BATH

- The main floor bath has two pedistal hand blown glass sinks, high end granite counters, Kohler electric self flushing bidet toilets, lighted mirrors with anti fog feature, heated floors, walk in shower with custom designer tiles, rain shower head, column spray bar (with no water regulator) that provides several different spray types and a temperature set feature that sets the temperature so it will always go to that setting when you turn on the water, and a hand held wand. It has a glass barn style door.

MAIN LEVEL BEDROOM

- The bedroom on the main level has a sliding door out to the deck, extra large window, a Murphy bed with a Nordic Track mattress (hardly used, SUPER comfortable), walk in closet, tiled floors, ceiling fan with light and recessed lighting.

FRONT DOOR

- The front door is a pivot door made by Fleetwood and was designed for this house. It is 1” thick glass paneled with precision locking. Beautiful door! All glass throughout the house is made by Fleetwood.

STAIRS

- The staircase was designed specifically for this house and brought up from Los Angeles to the main marina. A special crane was brought down from San Francisco to bring it to our build and place it into position prior to the trusses being installed. It is a sweeping iron and tiled curved staircase. The railing was also custom made on site with stainless steel railing and curved bars.

UPPER LEVEL FAMILY ROOM

- The family room is being used as a family room and office. There is lots of room for our large leather sofa, a TV stand table, a huge cabinet and a desk. The railing overlooking the downstairs is glass, custom made for this house. There are floor plugs, recessed lights, sprinklers, 7” base boards, shades for the windows a “media room” where we keep a filing cabinet and all of our Internet connections, white oak hardwood flooring, 4 wired BOSE speakers, and a ceiling fan with lights. The BOSE system and leather sofa can convey with the house along with the family room TV and the console that it is on.

SECOND LEVEL ROOMS

- The bedroom facing the front of the house has a large walk in closet, GORGEOUS LAKE VIEW, remote controlled shades on main window, adjustable shutter shades on 2 window, a king size pedistal bed with drawers, a dresser with a matching mirror. Furniture will convey if desired. There is recessed lighting, ceiling fan, flat screen TV. White oak hardwood flooring.

- The second bedroom facing the back of the house has a large closet, double bed, night stand, white oak hardwood floors, shutter blinds, ceiling fan and a TV. **Items in this room will not convey.**

- The 2nd bathroom has a walk in shower, custom tile inlay, panel adjustable water that has various spray choices and a wand. It also sets the water temperature so when you turn the water on it will go to the temperature that it is set at (all the showers have the same panel), no water regulator for water pressure, barn style glass shower door, upgraded granite counters, glass bowl sinks, lighted mirrors with anti fog setting, towel warmer, lights under the cabinets and tiled floors.

MASTER BEDROOM

- The master bedroom closet has custom made shelves and hanging areas. It also has a large dresser (included). It has hardwood floors and lots of space for shoes and clothing.

- There is a gas fire place that is remote controlled. It provides great warming in the winter time. To the far right of the bedroom there is a nook for my treadmill. That can also stay if desired. It's a Nordic Track with IFIT programing (subscription required for IFIT feature). There are white oak hardwood floors throughout, a flat screen TV, sleigh bed (mattress does not convey), a small dresser. Chair and marble top end table do not convey. High ceilings, peaceful paint colors designed to help relax you, UNBELIEVEABLE VIEWS!!. You can watch the sun come up in the morning, the full moon at night lighting up the lake or all the stars when there is no moon. It is indescribable.

- The master bath has upgraded granite, a spa bath with bubble jets controlled by remote control, (view, view, view) a standing faucet with a wand, motor concealed in the floor. Heated floors, walk in shower with custom tile inlay, rain shower head with panel control offering several spray types and a wand. Glass enclosure. Kohler bidet electric self flushing toilet.

- There is a shoe closet in the master bath for storing shoes and hand bags (if desired) or anything else that you want to use that closet for.

- There is a custom made cabinet with shelves. The cabinets are raised off the floor with lights underneath and easy cleaning.

- Lighted mirrors with anti fog feature (on all bathroom mirrors).

DECK

- Trex decking (flame retardant)
- Outdoor kitchen with two barbeques: a charcoal “Egg” type and a gas grill
- Patio furniture (some items excluded)
- Gas fire table
- Gas patio heaters
- Outside mounted TV
- Nest camera
- No rear neighbors and incredible views
- Bistro lights remote controlled on timer
- Dual sided fireplace
- LED Flood lights pointing down the hill

FRONT PORCH

- Dual Ceiling fans
- Pool cover control switch
- Nest Camera
- Pool light switch

POOL

- Pebble Tech pool bottom
- Salt water pool
- Pool Cover
- Spa with lighting (choice of colors)
- Automatic pool sweep
- Pool lights controlled by app with choice of several different colors
- Fountain with lights
- Powder coated “Dragon” mounted on wall with lights
- Deck lights
- LED Flood lights
- Pool furniture with a few exceptions
- Pool equipment located below the back deck

DRIVEWAY

- 20’ wide, long driveway with room for several vehicles
- in ground mini lights along both sides of driveway
- Privacy wall between home and neighbors home
- Tesla back up battery that automatically powers most items in the house during power outage
- Over sized Sewage Transfer Pump
- Over sized dual air conditioners
- 500 gallon propane tank **(owned)—**Allowing you to shop prices for propane
- Nest camera focused on the driveway area

GARAGE

- Finished walls
- Epoxy floors
- Metal storage shelves and cabinets
- Deep parking on right bay
- Frosted panel modern garage door
- Additional shelving
- Utility sink

- Sprinklers
- Electric car charger

OTHER FEATURES

- **Upgraded** fire resistant sheetrock through out home
- Closed system sealed attic
- Hardwired cable connections
- Upgraded foam insulation
- Polished black chrome door hardware with crystal knobs
- 7” baseboards throughout
- Nest smoke detectors (3) that light up at night if you walk by them (light off in upstairs bedroom)
- Nest camera on driveway, front porch aiming at pool, back of house and kitchen.
- 7” plank white oak hardwood flooring
- 26 Solar panels on the roof (owned)
- Textured, colored stucco on exterior to help prevent cracking (color imbedded in the stucco)
- **Engineered** lumber framing throughout
- Tankless water heater

- Counter to ceiling designer kitchen tile with silver spacers.
- Solid core doors (even pocket doors) throughout the house
- Powdered coated and stainless railing around decks and pool.
- Garage door openers mounted on the sides of garage leaving ceiling open for better use of space
- Ceiling fans in all bedrooms and family room
- Recessed lighting in living room and family room on dimmer switches
- WiFi boosters throughout the house (5)