



HAMMOND INTERNATIONAL PROPERTIES
LIMITED, BROKERAGE

FEATURE SHEET

- **Custom Built 2021**

Over 7,700 sf of luxury finished space – 5,512 s/f AG + 2,200 s/f basement, walk up

- **In-Floor Heating**

All Tiled Areas inside the house: Bathrooms, Laundry, Mudroom

Front Porch, Front Walkway, Driveway, Rear Patio, Walk up Stairs. Double Garages, Single Garage, and Room under the rear patio

- **Heating & Cooling**

2 Boilers/2 Air Handlers each with 3 Zones

2 AC Units, 2 Steam Humidifiers

- **Central Vac**

Retractable hose on all 3 floors

- **Floors**

Tile and Engineered White Oak Hardwood Sand and Finished

- **Smart Home Features**

Complete Control for setup (Lights/Shades/Audio/Video)

Control 4 panelized Lighting

24 Zones of Audio (Audio in All Bedrooms/Bathrooms/Living Space)

Lutron Shades via Lutron HomeWorks on all windows

Controlled Via Lutron App or Control 4 System



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- **Premium Soundproofing & Security Features**

Triple Pane glass windows

All solid interior doors with mortise locks

Security Cameras on the entire property

- **Garage**

All Garages with Slat wall storage

1 EV Charger in Main Garage and 1 240v outlet for 2nd charger in Main Garage • Basement

Pool Room under Rear Patio

6 Zone HVAC (Basement, 2 Zones Main Floor, 3 2nd Floor)

All Returns and Vents hidden for clean look

Whole house water filtration system, Water Softener

Infrared Sauna

Home Theater with 120in Screen and Dolby Atmos

- **Kitchen**

Barzotti kitchen with Silestone quartz counters

All Thermador Appliances

36 inch Built in Fridge

30 inch Built in Freezer

Double Oven (Top is a Steam Oven)

Built in under counter microwave

Beverage Fridge, Wine Fridge

36 in Induction Cook Top



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- **Outdoor**

Inground Saltwater Pool heated by Boilers

800 Gallon Grey water tank for sprinklers

3 Zones of Audio

24kw whole house generator

12ft x 14ft Gazebo

Napoleon Built in BBQ

Inground Sprinklers

- **Electrical Panel: 200 Amp**
- **Architect: Stephen Hunt**
- **Builder: Rodeo Fine Home**