



HOUSE FEATURES

KITCHEN

- Kitchen island with hidden storage, foot opener for trash drawer, and key holder
- Solid wood Highland Cabinetry with soft close doors and drawers
- Concrete countertops
- Prep sink
- Pot filler
- High flow range hood (vented to outside)
- Over sink spot lights
- Over counter pendant lights,
- Under and over cabinet LED strips
- Custom built-in cabinet next to fireplace

PRIMARY BATH

- Water and air jetted soaking tub with heater and accent light
- Large shower with three shower heads and built in shelf
- Two separate vanities for couples with medicine cabinet mirrors plenty of power outlets
- Water closet
- Pocket doors
- Primary closet with included washer and dryer

SMART FEATURES

- Nest doorbell
- Nest learning thermostats for the 3 radiant floor heat zones
- Nest Smoke and CO detectors
- Nest Camera Doorbell
- Smart washer and dryer

ADDITIONAL FEATURES

- Newer double paned basement windows
- Renovated hall bathroom renovated with modern fixtures
- Municipal water supply and sewer,
- Retractable awning on deck
- Dry space under both decks
- Plenty of parking with carport style parking under deck
- Shed
- Hot tub
- Stone patio
- 2 decks with either solar or wired lighting

MECHANICAL

- Natural Gas 800,000 BTU service.
- 150,000 BTU natural gas condensing combi boiler and water heater
- Radiant whole house in-floor heat with three zones (option for more) throughout house with pex at 8.5" center within subfloor
- On-demand domestic hot water
- Gas fireplace with stone tile and wood mantle in great room
- Gas stove in family room
- Gas clothes dryer
- Natural gas fire pit on deck with 3 hour timer in line and push button igniter
- Natural gas hookup for gas grill with 3 hour timer
- Natural gas T installed with meter, hookup available next to meter for external shop or other out-building, meter oversized for such purpose
- Sub-panel in basement provides ample garage power and outlets.
- Multiple 240V hookups available in the garage. (2x 30A, and 1x 15A)
- Many outlets with separate breakers to handle the load of garage equipment.
- Installed generator transfer switch in-line with subpanel
- with critical circuits to basement subpanel for refrigerator, boiler, Communications equipment in closet under stairs, Select lighting throughout house, East wall of kitchen to power range (electric control for gas range) and other appliances as needed
- 200 amp main power panel: Additional power for basement subpanel, hot tub subpanel, and install more circuits throughout house
- Radon remediation system
- 200A Electrical Service
- Fast connection to Centurylink distribution point, at 60 Mbps it is the fastest available in Kings Valley without upgrading to Starlink or other wireless ISP. Centurylink has been locked in at \$50 per month, no equipment lease, modem is included with the house.
- Network connections centralized under stairs as well as connections to external box for Centurylink, DirecTV, Dish, etc