

## *Exterior Features*

- All exterior gates of the home are powder coated so they won't rust.
- The well and all other utilities are located inside the generator power house. All utilities are underground so no one can tamper or disconnect them without building access. The power house building is located inside the normally closed and locked compound gates.
- A fully automatic 135 kilowatt Generac 3 phase diesel generator and 2 transfer switches are also in the power house. When both fuel tanks are full there is 700 gallons of diesel fuel available an extreme able large muffler and solid grouted building keeps the "outside" noise very low when the generator is operating.
- The Automatic transfer switches are, one for residential use, and one for outdoor irrigation use. There are 2-separate power meters, 1 for residential, and 1 for outdoor irrigation. Different rates are paid for residential power, and irrigation power.
- The 400 foot deep well underneath the generator power house pumps water at approximately 55 gpm through the sand filter up to the water tanks.
- Cement "hardy board" is installed under the eaves around the generator power house in case of fire.
- Southern California Edison electrical transformers are outside the front fence near the gate leading to the generator power house. The larger one for the main residence, and the smaller one is for the guest house.
- Security system cameras are infrared and several cameras are located on the properties.
- Cat-5 cables are run throughout the house from the annex room for computer and/or telephone use.
- In the pantry there is Velcro on every shelf with small removable slats to secure bottles, cans or glass from falling in case of an earthquake.
- Pau lope wood was purchased for use of the custom decking and beams under the decking.
- Copper rain gutters, and corbel covers are used to protect and preserve the outside wood surfaces.
- Expansive and flexible plaster was used outside to reduce/prevent cracking, and you don't get staining on this material when it rains or gets wet.
- Roof covering is concrete with some special ice securing feature (snow guards) for safety.
- The driveway is all exposed aggregate, compacted with ½-inch steel rebar under the concrete on 12-inch centers.
- Property is approximately 90% irrigated.

- Flagstone, at the front entry and lower pantry walkways.
- Exterior stone on the house is ledger stone including the pilasters.
- Lower storage room, and lower garage have their own separate burglar alarm panel.
- Oak Glen forward truck trail fence line is the west most property line that was recently (10/2015) signed over to the seller.
- There are multiple fire hydrants 1.5-inch and 2.5-inch lines around the property.
- There is a gate near where the refuse containers sit that is where there is a 50 amp power hook-up for an RV.
- Trees -Dogwoods, Blue Spruce (Fat Alberts), Crape Myrtles, Oak Trees, Lavenders, Lilacs( Double Blossoms), Chaste Trees, Crab Apple, and Japanese Maples on the property in various areas surrounding the home.
- There is water that can be accessed in various places surrounding the property.
- Water faucet on walkway under the deck outside by the pantry have white cones on them so they don't freeze in the winter. **(The main water line can be turned off from this one).**
- There are (3) 7,500 gallon water tanks that are operable.
- Water tanks are fed by a 2-inch line – a mercury float switch will shut off the well when the tanks are full.
- Tank water is gravity fed to flooded volute pumps. When the 1000 gallon water tank pressure gets to a preset pressure, booster pumps shut off. You now have approximately 500 gallons of water draw down until the water pressure cycle repeats itself.
- The upper pump house has, as does the home, a cement tile roof, and the entire outside has been covered with cement hardy board. Eaves, trim and doors are fire retardant. Steel door has a double glazed window. There is an Infrared security camera on the pump house front.
- Thermostats and heat tape in the upper pump house keeps the pumps and 2-inch water pipe's to pressure tank from freezing.
- There is a 2-inch water meter after the 1,000 gallon tank that measures all the water used on the property – There are 2 ea. multi - station sprinkler timers in the pump house.
- Custom exterior lighting are crystal glass.
- Custom cabinetry in interior of garage, contains several ground fault isolators (GFI).

## *Interior of the Home*

- Most downstairs flooring is constructed with Hickory\Pecan, tongue and groove including the spiral staircase to the top landing.

- The custom interior/exterior brick work came from the Old Ritz Theater in downtown San Bernardino (circa 1900) there are some bricks that have the manufactures name LABCO cast into them.
- Custom recessed lighting and custom set on and off switches.
- Custom brick around wet bar & fireplace adds a real warmth to the Great Room.
- Downstairs there are 2 zoned thermostats for the HVAC and upstairs there are 4 zoned thermostats.
- There are 11 ceiling fans throughout the home, both upstairs & downstairs.
- The security cameras can be viewed from all TV's channels 15-25-30-45.
- Counter tops in the kitchen, bathrooms, laundry room, upper bedroom bar and Great Room bar are honed travertine as well as the floors and showers and around the downstairs guest bathroom Jacuzzi and the master suite Jacuzzi.
- The guest suite has a private entrance off the downstairs patio.
- 2-ceiling fans and solid core doors in the guest room and all doors except the pocket doors in the dining room and bar are solid core doors as well.
- The guest room, stairs, master suite, office, upper hallway and landing including elevator are carpeted.
- The kitchen, nook, laundry room and garage both have tiled floors.
- Guest bath / powder room Kohler custom sink brass fixtures and decorative hard cabinets pine (French).
- Most plumbing components are Kohler.
- Linen closets and cabinetry is constructed of Hickory/Pecan. This material is used throughout the home in closets with custom drawers as well.
- Wet bar has custom travertine counter tops and a lazy Suzan in cabinet for easy access.
- Antique brass sink and custom crown molding made out of Pecan etched leafing around the wet bar.
- Surround sound throughout the house and garage with controls located at the wet bar, kitchen, garage, master bedroom, outside patios.
- Casa Blanca fans throughout, living room and great room with 27-foot ceiling (11 throughout).
- Custom built-in entertainment unit is constructed of wood.
- Custom plantation shutters through-out the home with custom arched windows 27-foot high.

- Custom French doors & screens lead out to the private terrace and patios.
- Custom wall sconces and lighting in great room.
- Pocket doors on kitchen to dining room, also located in the wet bar leads to small pantry.
- Pella windows are used throughout the home most with internal blinds.
- Custom dental crown molding in dining room, with copper powdered custom stenciling on ceiling.
- The entry has a custom rotunda high ceiling with a custom manufactured wrought iron 400 lb. chandelier 4-foot X 5-foot with power winch control in closet that can be lowered for cleaning or service and also ceiling lighting.
- The entry and the laundry room have custom etched windows to view the yard.
- The laundry room also has a washer, dryer, sanitary tub as well as a laundry chute and a separate entry door leading out to the front.
- All of the hallways are large enough to make furniture moving easy and accessible.
- Most lighting in the house is controlled by a computer controlled "light touch" system.
- The nook area has a rotunda ceiling with lighting, Roman drapes over the windows and shutters over the upper windows.
- The kitchen also has shutters and roman curtains.
- Most windows have custom made wood plantation shutters.
- Door locks and most of the door hinges are Baldwin.
- Special tile on floor in kitchen, custom cabinetry all constructed with, special dental etching workmanship.
- Special dental etching workmanship is used on all the cabinets throughout the home a special feature.
- Casa Blanca fans & lighting have a lifetime warranty throughout the home.
- Custom feature with florescent lighting around kitchen ceiling, as well as main entry and dining area.
- Custom one of a kind hutch in the kitchen.
- Island in the kitchen is constructed with travertine, with special dental etching and extra cabinet and storage areas. (8.5 feet X 5 foot)
- Kitchen cabinetry is constructed with special dental etching.
- Large walk in pantry with automatic lighting upon entry.
- 3- Garbage disposals and 2- dishwashers in the kitchen.

- Subzero refrigerator and freezer 72-inch wide model 600.
- Thermador 6 burner griddle built in self-cleaning electric convection oven.
- Double oven with convection also has a built in microwave.
- Stainless steel custom combo broiler (wood or charcoal) no gas / no propane, custom rotisserie in the kitchen.
- Hanging custom bake rack above island made by hearth and home.
- Kohler hardware on all sinks and appliances.
- Custom rotunda 16-foot beams with Douglas fir 6-foot X 8-foot in the Entry.
- Douglas fir 6-foot X 16-foot in great room custom ceilings.
- Dover elevator in entry hallway, with a 100 lb. strength door capacity to open, with safe room, security and emergency telephone.
- Ethan Allen custom water glass hutch in entry with incandescent lighting and anchored to the wall.
- Custom wet bar in master suite with sub-zero refrigerator and ice maker.
- Custom cabinetry, microwave oven with incandescent lighting in master suite.
- Laundry chute located in wet bar in master suite.
- Custom wainscoting throughout the home.
- Custom crown molding throughout the home.
- Custom brass bed furnishings in master suite.
- Central vacuum system throughout the home.
- His and hers closet in the master suite.
- Custom extra-large 10 jet Jacuzzi bath in master suite.
- Custom honed travertine flooring with custom stairs and seating area in master suite bath area.
- His and hers custom sinks with custom brass Kohler faucets.
- Separate powder room and seating area off master suite.
- Custom mirrored vanity, with special etching.
- Custom chandelier lighting in master bath above Jacuzzi tub.
- Private terrace and patio off master suite that is set up for custom water feature.
- Custom lighting and landscape surrounding the terrace off the master suite.

- Custom rain bird sprinkler system installed on roof top for extra fire protection.
- Subterranean drainage surrounding the property, leading to the streets outside the property gates.
- Two water heaters - one 50 Gallon water heater and a tank-less water heater.
- Special installed gages to monitor the water system recirculating pump.
- Zoned thermostat climate control throughout the home.
- Custom linen closets in hallways upstairs and downstairs.
- Custom book shelves and cabinetry for extra storage.
- Custom cabinetry through-out upstairs office with Douglas fir ceilings.
- Custom balcony in the office.
- Custom constructed cabinetry and book shelves surrounding the desk in office.
- Custom entertainment system in great room with security system, remote control and screen, multiple amplifiers with 16 cables.
- Shoebox key telephone units, for 8 telephone lines and 24 extensions.
- Multiple telephone lines in the home, available in every room.
- 3 Attic accesses in the home, located in master bedroom closet, one in the computer room, one in art room.
- In the event the power outage, backup generator enables the entire property to operate as usual.