

HOME FACTS

- **Low Maintenance** Hardie Siding - Premium cement, finely-ground sand, natural cellulose (wood) fibers. Underneath the siding is a Tyvek barrier product.
- **Roof materials** were used to an industry standard to last 50 years and incorporates a cement made product that emulates a natural cedar look.
- **Synthetic Turf** used on one-half of front yard that is less than one year old, with natural grass on the other half. The backyard area is natural grass.
- **Decking is composite**, minimal maintenance material that is 8 years old. The manufactured is Timber Tech. The deck fencing is Hardie Cement Select Cedar Mill Lap Siding, 8 years old.
- **The pool has been resurfaced with fiberglass** 5 years ago. The pool filter is long lasting stainless steel.
- **The front glass door has a full spare** full leaded glass panel that was supplied by the manufacture. Ask listing agent for details.
- **The home has 3 fireplaces that have never been used!**
- **The entire home has been insulated**, both walls and ceilings.
- **Two air conditioners / heating units** service the home.
- **Long lasting metal conduit for all electrical service** throughout the home has been used instead of less expensive, non-protected Romex.
- **Television and computer CAT 5 wires** have been incorporated into the original build of the home.
- **Ceiling outlets for fans or added lighting** has been preinstalled in bedrooms and living room, if not already installed.
- **The windows are all high-grade vinyl** which are either casement opening or fixed glass.
- **The master closet has a complete built-in closet system**, consisting of 20 dresser drawers, 9 double hanging clothes sections averaging 3 feet wide, two adjustable shelving sections that are floor to ceiling and additional storage above hanging garments.
- **Over 100, 75-watt and 40-watt light bulbs have been replaced with new LED lighting**, averaging 13 watts or less, resulting in an approximate reduction of 80% of interior lighting cost.
- **The washer and dryer are newer Whirlpool Duet models** with very light use. The dryer is natural gas.
- **The garage floor is covered with "Race Deck" modular flooring** that resists staining and can be easily cleaned and is approximately 10 years old.
- **The Thermador cooktop has 6 burners and griddle**. One of those burners is an enhanced burner, enabling special flame control for specialty grommet cooking. The unit has had very light use.
- **The Vent-a-Hood above the cooktop has 4 high output exhaust fans** and dual lighting.
- **Thermostats and certain lights can be controlled via cell phone**. The system that is being used is IRIS by Lowes and can be easily transfer to a new owner or replaced with standard thermostats and light switches.