

## Features List [www.300nprospect.com](http://www.300nprospect.com) Mitch Graves C21 Union dre01260315

### **Kitchen:**

Custom La Cornue Dual Fuel Range “Cornu Fe 44” model in blue.  
Shaws of England Fireclay Sinks.  
ASKO of Scandinavia Series 50 silent dishwasher.  
Newport Brass custom sink fixtures.  
Newport Brass custom pot filler.  
Sub Zero Two Door Refrigerator.  
Velux Automated Skylights.  
Sub Zero 147 Bottle Capacity Wine Storage.  
Thermador Masterpiece Series Built - In Coffee Station.  
Wolf Transitional Drawer Microwave.

### **Bathrooms:**

Brizo Fixtures  
Kohler Sinks  
Toto Smart House Washlet Toilets  
Custom Tile and Lighting  
**mr.steam** Steam Shower Enclosure in the Master Bathroom

### **Major Systems:**

Anderson E Series Double Pain Eagle windows and doors.  
Two Noritz Tankless Water Heaters.  
Color coordinated Pex Piping with custom individual shut off controls.  
Rockwool Soundproofing Stone Wool Insulation throughout.  
Two Energy Efficient A/C - separate use for each floor.  
Two Forced Air heating units - separate use for each floor.

### **Smart House:**

Five Zone Sonus Sound System  
Polk Audio Speaker System  
Six 4K Smart Televisions  
Pre-wired for CAT 10 (10 gig internet connection)

### **Integrated Alexa Voice Activation Controlling:**

Lights  
Sound System  
Steam Shower  
Internet Access  
Security System  
Rear Dual level Fountain  
Landscaping maintenance  
Heating and Air Conditioning  
Nest Integration  
Ring Integration  
Front gates  
Garage door  
Intelligent Smoke Detector and Carbon Monoxide  
Solar System

### **Green House Features:**

3 Bosch EV Charging  
Solar Max 5.75 Kilowatts Integrated Solar System  
100% LED High Efficiency Lighting  
Water Reclamation System Ready  
Ethanol Fireplace with Custom Tile

### **Additional Features:**

Ocean View Rooftop deck with Kitchenette.  
Starfire Designs "Moreno" Copper Fire Pit off the Master Bedroom.  
Custom Made Stone Bottom dual level decorative fountain with waterfall.  
Sixteen Foot exterior Gas Fireplace.  
Rear Dining Area with Built in BBQ station and Kitchenette.  
Downstairs Master Suite with private exterior siting area,  
Custom U-Shaped driveway with ingress and egress.  
Custom Closet configuration in the upstairs Master Suite.  
Panic Room reinforced with 14 gauge metal

All information deemed reliable but not guaranteed.