

511 North Paulina / Amenities Roster

* Cabinets Quarter sawn, grain matched rift white oak, natural finish, with extensive built ins throughout. Caesarstone counters with hand stunning handmade tile backsplash

* Top of the line Thermador appliances including 42" Built in Professional frig and Professional Series rang oven combo, dishwasher etc.

* Drought tolerant landscaping

* Duovac Star Silver Bullet Central Vacuum system

* Electric Car Charger circuit

* Tankless water heater with recirc pump for on demand hot water 24/7

* Complete 5.1 Dolby Surround Theatre including 75" Samsung monitor Pioneer Elite surround receiver, Kilpsh speakers and dual Velodyne 10" Subwoofers

* Master Bedroom prewired and built in for complete 5.1 System

* HVAC System – York Affinity Series 97.5% efficient ECM modulating motor, Honeywell 2 zone Vision Pro 8000 WiFi Thermostats, AC ready for 2 Stage 16 Seer condenser, Merv 11 Space Guard Media Filter

* All Utilities undergrounded

* Inspired Clear Grade A Redwood Fence Design

* All Concrete Flatwork, acid sand etched , acid washed and lacquer sealed

* Bronze/Black Anodized Arcadia/Fleetwood windows and glazing systems

* 7' Door Heights through out with 8' locally custom hand made wood front door

* Superior 54" Linear Gas Fireplace in Great Room

* Designer Lighting and ceiling fans including LED undercabinet Puck

lighting and under island Tivoli Lighting.

- * ¾" French Oak Chopin custom stained Hardwood Floors with recessed flush crafted base
- * Two Story garage with huge storage potential and optional wifi extender including an electric car charging circuit and optional wifi extender.
- * "Ring" Smart door bell system
- * Verizon FIOS ready with Wifi extenders throughout home
- * Bold New on market Grohe, Brizo, and Toto plumbing fixtures throughout including "Jacuzzi" soaking tub in master, Kohler cast iron tub in second bath and separate hand shower systems with seating in master and guest bath, Kohler "Vault" Stainless Kitchen Sink
- * Frameless custom shower enclosures in Master and Guest bath