

30156 Cartier Drive Supplement:

- Single family, two story home, completed in 2013 from Greenfield site.
- 5682 SF of living space.
- Three car garage with epoxy floor, storage closets, work bench, mechanical/ electrical room, and 220 volt outlet for electric car charging.
- 15,377 SF lot (0.35 acre)
- West facing, ocean view from all rooms.
- Main entry door is 32" wide/leaf and 9'6" high.
- Master suite with sitting area, his and hers walk-in closets, outdoor patio, full bathroom with spacious shower and jacuzzi tub.
- Bedroom 2 with 3/4 bathroom, walk-in closet and outdoor loggia.
- Bedroom 3 with 3/4 bathroom, walk-in closet, office area and Romeo & Juliet balcony.
- Bedroom 4, with 3/4 bath and walk-in closet.
- Kitchen with island, 6 burner stove top, oven, steam convection oven, microwave, dishwasher, garbage disposal, trash compactor, refrigerator, 2-sinks, and walk-in pantry.
- Office with French limestone gas fireplace, plantation shutters, marble floor.
- Family room with French limestone gas fireplace.
- Dining area.
- Bar with onyx counter, sink and hook-ups for a bar fridge.
- Laundry room
- Multi-purpose room (2nd level) opens to the outside.
- Powder room with granite counter and marble floor.
- Air-conditioned 1,400 bottle wine cellar with slate floor and wrought iron door.
- 15 KW DC solar PV system (owned) for electric only (generates about 20,000 Kwh annually) and is connected to the grid.
- Nine (9) zoned radiant floor hot water heating system throughout with individual zone control in each room, adjustable thermostats.
- NOTE: There is no air conditioning in the living and bedroom areas except for the technical room, theatre and wine cellar which each have a dedicated air conditioning unit, but there is a whole house ventilation fan system located on the second level.
- Air conditioned technology room that contains all of the equipment to run the home theatre, televisions, sound system and Wifi throughout the house using Fibre optic cable.
- One gas instantaneous hot water heater that provides hot water to the underfloor space heating system and the 200 gallon domestic hot water storage tank.
- Extensive use of natural stone floors and counters throughout with hardwood floors in the bedrooms.

- House construction is wood studs with stucco exterior and drywall interior, and concrete slab foundation and retaining walls.
- Windows are aluminum clad wood casement style with double pane and concealable screens.
- Copper gutters and downspouts
- Exterior landscaping with fruit trees, shrubbery and zoned automatic lighting and sprinkler timers.
- Water fountain with automatic pump and lighting timer.
- Travertine hardscape throughout.
- Gas and power hook ups for exterior BBQ in the front terrace.
- Annual HOA is \$150 (Monaco).

Included:

- Fiber optic network cable throughout for the AV system including the TVs and sound system.
- Eight (8) TVs with remote each.
- Washer and dryer in the laundry room.