**Interior:**

Chef’s kitchen

* Center Island with custom butcher board top
* Granite Counter with Leather Finish
* Custom wood Cabinets (knotty Alder)
* DaCor Appliances
* 6-Burner Gas Range
* Microwave
* Dishwasher
* Trash compactor
* Dual Trash areas for recyclables
* Plenty of storage including center island, overhead cabinets & over the fridge

For the Wine afficionados

* + Vinotemp Built-in Wine fridge: 50 bottles
	+ Wine rack: 100+ bottles with additional storage for all wine and bar needs
	+ Wine rack location: little to no direct sunlight for stable room temperature

For the pantry lovers

* Beautiful custom pantry with specialty Walnut countertops
* Walnut cabinet & drawers
* Multilevel shelf space organization with vintage industrial pipe structures
* Power Outlets
* Separate water filtering hookup (for room temperature filtered water)

Mud Room

* Mud Room entry off Laundry area for removing shoes &storing backpacks

Storage Space:

* Custom built in cabinets in Family Room & Living Room
* Custom cabinets with additional floor level storage throughout
* Lit attic with plywood flooring for storage – yes more storage

Windows and Doors

* + Anderson Windows with craftsman motif
	+ Double Paned High Reflective Windows throughout
	+ Overhead windows for additional natural light and architectural balance
	+ Stained shaker craftsman style doors throughout
	+ All craftsman wood accents, hand-stained using an antique walnut stain
	+ All windows and door trims follow the craftsman style, also hand stained
	+ Pocket doors installed for privacy and space savings in:
		- jack & jill bathroom, master walk-in closet & wine rack room

Entry Area - Craftsman Architecture details

* Exterior Taper Columns to mark guest receiving area
* Interior taper columns to mark transition areas
* Window sill and frames all craftsman style
* Custom wood double-front door
* craftsman style glass panels
* craftsman style door handles
* craftsman style ring bell

Distressed Hardwood Bamboo flooring throughout

 A few pieces left behind for any future repair needs

Lighting

* + Multiple Skylights to bring in natural light
	+ Kitchen, family room, living room and dining rooms have all extensive window coverage for natural light
	+ The interior lighting was designed to provide plenty of light in hallways for afterhours
	+ Exterior lights are used to accent pool area and the firepit area
	+ Other landscape lights to light steps leading to entry areas

Workstations

* Custom walnut and maple countertop for workstation area
* 3 workstations with their own power lights and network connection
* Keyboard pullout and cable routing system to keep those pesky cables out of sight

Network and A/V rack

* Disguised back door behind Tech Closet for easy access
* 13 Cat 6 Ethernet cables distributed throughout the house
* 8 Speaker system cables to TV locations for Surround Sound: family room and living room
* Power Strip for all power needs in Tech Closet

Closet Space

* Walk-in closets in Master room (his and hers) and in large bedroom #1
* Various built-in closets throughout for your linens
* Custom closets in 3 bedrooms with built-in drawers

**Exterior:**

Blue Stone in front porch and back patio

Outdoor Kitchen Area

* + Power outlets, gas line and water faucet, soap dispenser and sink
	+ Custom cement countertops with stained high temperature glass fragment
	+ Overhang counter with craftsman architectural support
	+ 6 burner BarBQ
	+ 2 addition cooking burners
	+ Built-in ice chest
	+ Umbrella holder opening - no need to tan while you are cooking!
	+ Drawers for utensils
	+ Paper towel holder
	+ Trash can slider
	+ Built in lights with timer control

Exterior Lighting

* Firepit area: overhead LED Bistro Lighting – creating the perfect smores with the perfect ambiance
* Pool and Jacuzzi lights: centrally controlled by pool remote control system
* Pool perimeter lights: warm lighting LED around contour of the pool area – centrally controlled with pool equipment remote control
* Outdoor kitchen area warm lights
* Bluestone step lights for those dark star-studded nights
* Christmas light power outlets specifically placed for string lights – controlled by programmable timer (off entry closet)
* Garage exterior lights: wireless lights. Motion sensor rear lights & solar lights by trash can location
* Side yard motion sensor lights: controlled from inside switch

Outside Storage

* Under the house storage for additional ‘don’t know where to put them items’
* Tool built-in shed: for all garden tools and handy tools – lockable
	+ Left behind tiles of various kinds for different bathrooms
	+ 3 climbing anchors on top to keep your knot tying skills sharp!

Pool equipment

* Overall pool equipment updates during remodel
* Newer Pool Equipment Pump and Heater (approx. 6 years old)
* Less than two years on heater and pump upgrades
* Slide feature for endless summer fun!
* Jump rock for extravagant air contortions
* More than 12 feet deep pool! – we practice scuba diving
* Resurfaced using deep blue pebbles

Firepit Area

* Gas Based - 8 port manifold
* Colorful high temperature glass pebbles
* Finished with house motif stack stone and capped with blue stone

Trex Deck to side entrance – no maintenance!

Low maintenance landscaping with automatic sprinklers (front and back)

**Items we are leaving:**

* TV / attachment arm bracket
* 3-chairs at workstation
* 5 barstools at breakfast bar
* 2 – custom cement top craftsman tables
* Range
* Microwave
* Dishwasher
* Wine Fridge
* Refrigerator
* Outdoor pots with plants

**Items we are taking:**

* Washer & Dryer
* All furniture
* Patio furniture
* Patio table
* Patio Umbrellas
* Furniture & accessories at front porch
* Basketball Net
* All Computer Equipment