

**Amenities List:****Throughout:**

Milgard windows  
Wood flooring  
Central A/C and Heat

**Living Room:**

Milgard windows  
Automatic roller shades (remote controlled)  
Nest Thermostat (Zone 1)  
Gas fireplace in full wall of Neolith  
Coat closet with automatic lighting (motion sensor)  
Built-in Sonos speakers

**Family Room:**

French doors to BBQ area and yard  
Gas fireplace in full wall of Neolith  
Built-in Sonos speakers

**Dining Room:**

Milgard windows (with Neolith sill)  
Built-in Sonos speakers

**Office:**

Custom synchronized pocket doors  
Closet with automatic lighting (motion sensor)  
Automatic roller shades (remote controlled)  
Built-in Full size murphy bed (no mattress)  
Built-in Sonos speakers  
Milgard windows

**Kitchen and Butler's Pantry:**

Custom cabinetry  
(2) Full size stainless steel sinks  
(2) Refrigerator / freezer  
(2) Dishwashers  
(2) Microwaves  
(2) Ovens  
172 bottle wine cooler  
48 inch Thermador range  
Built-in Thermador Coffee Maker  
Commercial grade, three door beverage cooler  
Washer/Dryer  
Built-in Sonos speakers

**Downstairs Bathroom:**

Grohe shower controls  
Custom Cabinetry  
Dehumidifying/Lighted Mirror  
Under Cabinet Lighting  
Milgard windows

**Garage:**

Epoxy Floors  
Wall to wall storage cabinets and toolbox  
Additional single car garage currently leased through 08/31/22. Buyer to negotiate lease extension with HOA if desired.

**Wrap-around Yard:**

Blue Stone finished hardscape  
BBQ area with built-in Gas BBQ Island  
Six foot long gas firepit  
In ground LED lighting  
Grassy area  
Vinyl fencing

**Master Bedroom:**

French doors to private balcony  
Three large skylights  
Automatic roller shades (remote controlled)  
Vaulted Ceilings  
Two-way gas Fireplace  
Walk-in closet with custom built-ins  
Large built-in Dehumidifying/Lighted Mirror  
Built-in Sonos speakers

**Master Bathroom:**

71" Slipper bathtub  
Kohler Karing toilet  
Two-way gas Fireplace  
Floor to ceiling end matched Neolith slabs  
Floating dual vanity  
Under cabinet lighting  
Dehumidifying/Lighted Mirror  
Grohe shower controls  
Broan Anti-Microbial Ceiling Fan  
Large skylight  
Milgard windows

**Upstairs Bathroom (1)**

Grohe shower controls  
Custom Cabinetry  
Dehumidifying/Lighted Mirror  
Broan Anti-Microbial Ceiling Fan  
Milgard windows

**Upstairs Bathroom (2)**

Grohe shower controls  
Custom Cabinetry  
Dehumidifying/Lighted Mirror  
Broan Anti-Microbial Ceiling Fan  
Milgard windows

**Secondary Bedroom (1)**

Milgard windows  
Walk in closet with automatic lighting and custom built-ins  
Wired for automatic roller shades

**Secondary Bedroom (2)**

New Milgard windows  
Walk in closet with automatic lighting and custom built-ins  
Wired for automatic roller shades  
Vaulted Ceilings

**Secondary Bedroom (3)**

New Milgard windows  
Walk in closet with automatic lighting and custom built-ins  
Wired for automatic roller shades  
Vaulted Ceilings