

# 1 Iridium Way Rancho Mirage

## Amenities

- All the comforts and conveniences you expect in a new home, plus ...
- Double, private lot, completely landscaped and fully irrigated – over a third of an acre including a private dog park, with room for future building or enhancements to suit your needs ... sports court, detached casita, RV garage etc.
- Views from every room.
- Teserra constructed pool with upgraded raised spa with waterfall, pool with elevated, custom tiled rear wall and 3 water fountains. LED low voltage pool lighting. Saltwater system. Pebble Tec finish. All controlled by an automation system – control from your phone.
- Well built - surpasses energy conservation requirements with 34 owned solar panels and 2 Tesla Powerwall batteries. The home is wrapped in an extra layer of foam insulation adding to the radiant barrier and already robust R38 at the roof and R21 in the 6-inch walls.
- Custom porcelain tile throughout the home including all closets.
- Multi-stacking Western glass wall systems in the Primary Suite, with a disappearing 3-panel glass door complete with retractable screen in the Kitchen, and a dual sliding Milgard glass door in the TV Room / 4<sup>th</sup> Bedroom.
- Easy access to the beautifully landscaped yard from all sides of the home.
- Custom floor to ceiling sculpted tile fireplace surround.
- Professional kitchen with 2 full size Bosch ovens, Bosch gas cooktop, 1.6 cu ft Bosch microwave and warming drawer.
- Upgraded Carrera quartz countertops throughout the home including a large waterfall kitchen island, laundry room, with full backsplash at the range and buffet.
- Hunter Douglas powered window coverings and shutters, retractable power shade at the Primary Suite.
- Recessed in-ceiling speakers by Bowers & Wilens at Great Room surround and outside patio.
- WiFi access points with twin TP-Link Deco POE units, inside and outside the home and expandable.
- Upgraded WiFi thermostat with 5 temperature and humidity sensors throughout the home.
- Architectural quality ceiling fans in bedrooms and Great Room.

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- Thoughtfully designed and smartphone-controlled security system with outdoor perimeter sensors, a heat detector in the garage, CO/Smoke detector, in addition to the customary home motion, door and window sensors. Security cameras on all sides of the home in addition to the front gate and door.
- Fully finished air-conditioned oversized 3-car garage with insulated doors, durable epoxy garage floor finishing, and EV car charger.
- Water conditioning system including a multistage 1 micron sediment filter, carbon block filter and water softener.
- Tankless hot water with an automatic recirculation pump to deliver unlimited hot water without waiting.
- 10' ceiling heights throughout the living areas with 11' ceiling height in the oversize garage.
- Custom breeze block wall with architectural owner-designed entrance gate at front, including Google Nest doorbells at the gate and entrance door.
- Custom lighting throughout the property inside and out including a West Elm 5-globe black/gold chandelier, and over 40 low voltage landscape lights.
- Handsome black and gray owner-designed block wall at the south end of the property including low voltage lighting that provides additional seating area for entertaining.
- Gas and electric chases run to strategic locations on the property for possible future enhancements.
- Pavers on the north, east and west sides of the property, including a huge, paved 3-car width driveway spanning nearly 50' in length and a private lanai at the entry. Several entertaining and seating areas designed throughout the property.
- Enhanced and enlarged closet at the dressing room suite.
- Upgraded glass shower enclosures at the secondary baths.
- Additional furnishing and technology packages available per negotiated inventory listing and pricing.