

List of Detailed Features

8 Via L'Antico, Rancho Mirage, CA 92270

Interior Features:

- 14.3 ft. high Coffered ceilings in main living area
- An entire wall of 8 ft. high retractable sliding pocket glass doors in main living area
- Recessed lighting integrated in Coffered ceilings; recessed lighting throughout
- Honeywell "smart" thermostat system
- All plumbing fixtures are upgraded and high-end Hansgrohe
- Highly sophisticated 4-point "Altro Concealed" door hinges on interior doors throughout
- Oversized 47 X 23.5 Italian ceramic tiles throughout
- 6 in. baseboard moulding throughout
- 2 modern-design linear gas fireplaces, one inside and one in the exterior covered patio area
- All bedrooms are en-suite and have walk-in closets
- All closets are well appointed with custom built-ins
- "Google Nest Protect" smoke and carbon monoxide alarms/ detectors (digital)
- Hunter Douglas window treatments throughout
- 88 in. oversized "Maverick Super Max" fans in every bedroom
- Duravit toilets with dual flush
- ADT alarm system and monitored by ADT
- Separate laundry room with sink, countertop and cabinets; washer and dryer included
- Floating vanities with under cabinet lighting

Kitchen Features:

- 10 ft. long quartz island countertops with symmetrical waterfall edges
- Walk-in pantry with multi-level shelving
- All appliances are Miele - 6 burner cooktop, dual ovens, oversized refrigerator, and integrated Miele espresso machine
- 4 white lacquered heavy-duty European bi-fold cabinets that lift open and stay open vertically

Primary Bedroom Features:

- Wall of 8 ft. high retractable 3-panel side-stack sliding glass doors
- Hunter Douglas motorized window treatments on all windows and sliding doors + bathroom
- 99 in. "Minka Aire" ceiling fan
- 11.9 ft. high ceilings

Garage Features:

- 3 car-garage, split 2-car and 1-car
- 240 Volt Tesla wall-mounted charger
- Ceiling storage racks for kayaks and bicycles
- Mini split A/C system in the 2-car garage
- 2 Noritz tankless water heaters with supplemental recirculating pumps
- 4 Goodman gas furnaces (Goodman is made in the USA)

Exterior Features:

- Roof: SunPower solar system installed by Renova - 48 panels - **owned unit**
- Tile roof, smooth stucco and stone walls with rustic looking shutters framing each window on the facade of the property, keeping in harmony with the community's Tuscan-style architecture
- Enclosed porch and open-air inner courtyard entry
- Ring doorbell and exterior cameras, and digital front door lock
- Outdoor BBQ- grill, sink, refrigerator, and quartz countertops

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Exterior Features Continued:

- 40 ft. long pool, 5 feet deep, with 3 fire bowls and waterfall features, multi-colored mosaic backsplash tile, pool and hot tub have color changing LED lights, and tanning shelf with integrated holes for umbrellas
- 2 88 in. oversized "Maverick Supermax" fans at exterior patio
- 4 zoned A/C units
- Fruit trees: 3 grapefruit trees and 1 tangerine tree
- Drip and sprinkler system on timer
- Low HOA, only \$275/month