

*4 Bedrooms w/ media option, 3.5 Baths, Kitchen & Nook Area open to Great Room,
2 Dining (casual dining areas) Game room with optional bedroom or media room
and a full bath—all in a cabana style design, 3 Car Garage*

The Foundation, Frame & Exterior...

- *Quality brick home.
- *Oversized 1 Acre with backyard facing North.
- *Base plate treated and J-bolted to foundation.
- *2" x 6" exterior walls.
- *220 lb. 35 year Class A fire-rated Architectural Comp Shingles.
- *Oversized 3' x 8' wrought iron front door with obscured glass.
- *Post-tension, cable engineered foundation enhanced with 3650 psi cement. Exterior perimeter beams reinforced w/ 2 pc. of ¾" steel rebar & extra deep (30"), 6 mil vapor barrier, city & engineer inspected.
- * Complementary landscape package that has a partial coverage, zoned sprinkler system (w/ cordless rain and freeze monitor).
- *Leased 250 gallon propane tank, buried in side yard.
- *Spacious 'Courtyard Concept' home.

The Lighting & Energy Efficiency ...

- *Full perimeter security system included with 2 one touch keypads, interior siren and interior motion sensor.
- *Ceiling fans in all the bedrooms, great-room & veranda.
- *Recessed can lighting in the kitchen and great room.
- *Generous oil rubbed bronze lighting package.
- *Exterior flood lights in the rear yard.
- *R-38 blown-in fiberglass insulated ceilings, R-22 in the ceiling slopes & R-19 in the exterior 2 x 6 walls via Ultra Fit (*Blown fiberglass is far more effective than batt insulation see for yourself at Guardianfiberglass.com*).
- *Two 50 gallon hot water heaters.
- *Two zoned Carrier 14 Seer Air Conditioning systems & Energy efficient Gas furnaces.
- *R-6 insulated silver flex air ducts with a dual filter system (4" media filter) for better purification from mold, pollen, dust mites, pet dander, bacteria, mold spores, and odors.
- *Low- E Energy efficient rated thermo paned windows U value .52 solar heat gain co-efficient.
- *Radiant Barrier applied to the roof deck for a cooler attic by up to 20 degrees.

The Interior...

- *Stucco hand toweled vent hood, vented to the outside & faux painted.
- *Sheetrock walls use ½" thick sheetrock and ceilings use 5/8" sheetrock and are screwed, ceiling wood joists are 16" on center. All this quality, to help reduce sagging ceilings over long term home ownership.
- *Hardie fiber cement, instead of sheetrock, at shower and tub wet areas.
- *Hand toweled "stucco style" textured & faux painted ceiling treatments in the great room & formal dining areas.
- *An abundant amount of rounded sheetrock corners and archways.
- *8' interior doors with 'v' groove, Cheyenne style doors.
- *Dual groin vault ceiling treatments in the foyer with special textures & fauxed.
- *Distressed wood style beams in the great rooms quad vaulted ceiling treatment.
- *Domed ceiling in the casual dining area with a rotunda style curved wall.
- *Custom built kitchen cabinetry with raised panels, fluted corners, furniture style legs, euro hidden hinges, two stage crown finish on the top of the 48" upper cabinet units finished off with a custom built vent hood.
- *Granite countertops in the kitchen with stainless steel oven, gas cook top, microwave & dishwasher.
- *Gorgeous stained concrete flooring with diagonal scoring in the foyer, great room, bathrooms, kitchen & nook, halls & utility areas.
- *Dramatic faux painted cast stone fireplace.
- *25 ounce Frieze carpet with 6 pound ½" bonded cushion pad & class A installation.
- *Oil rubbed bronze 'Delta' plumbing fixtures with matching hardware.
- *Powder bath shows off a furniture style cabinet w/ granite countertop.

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