**SPECIAL FEATURES**

* Large Gated Estate Property offering ultimate privacy and security.
* Discreet entrance to property obscures house.
* Creek bisects property. Property boundary is at row of trees on east side of creek.
* Oversized 3 car garage.
	+ Garage features epoxy floor. Epoxy coating runs up the walls so it can be easily hosed down without damaging drywall.
	+ Garage has hot and cold-water faucet.
	+ Prepped for electric car charging
	+ Garage door insulated.
	+ Cabinetry in garage.
	+ Epoxy on garage floor.
	+ Garage heated with ultra-efficient ceiling-mounted heater. Heater is connected to smart home system such that the heater will turn off if any exterior doors are opened.
	+ Garage door opener is side mounted opener for quieter, smoother operation and enhanced security.
* House has numerous superior design features and details.
* House oriented with “Front” at rear of house so that creek view is enjoyed by all that visit the house.
* Exterior finish details chosen for durability and low maintenance in addition to enhanced design.
	+ Stucco and stone are primary finishes.
	+ Facia is seamless 22-gauge metal.
	+ Stone at front and rear of house extends from inside to outside to enhance feeling of connectivity from outside to inside.
* Mature landscaping with oversized hedging to maximize privacy. When almost anywhere on property or in the house no other houses are visible.
* Landscaping is designed so that there is a variety of colors at all times of the year.
* Putting green is low maintenance as well as a visual design feature.
* Pool deck oriented to west so that it enjoys ample sun.
* Pool is on main level (not basement level) for maximum enjoyment.
* Pool is infinity edge on all sides so that the water level is flush to deck.
* Pool functions as a water feature with the deck jets.
* Fire bowls on edge of pool.
* Outdoor entertaining area has covered built-in BBQ, covered eating area with overhead heaters as well covered outdoor lounge with fire-pit. Lounge area is roughed-in for overhead heaters if desired. Both covered areas feature speakers for music enjoyment.
* TV sound can come through outdoor speakers so that you can watch large TV in living room while enjoying hot tub! Great place to watch a summertime playoff hockey game or a movie from the pool.
* Uncovered pool deck area is very large for lounging in sun or large gatherings. (We had a function with a seated dinner for 30 guests under a tent in this space)
* Pool deck is surfaced with durable, low maintenance oversized porcelain tiles.
* Pool deck features a cabana with lounge area and bathroom with oversized shower.
* The entry car gate has high speed motors with in-ground operators.
* House is over 7500 sqft plus almost 700 sqft garage
* House has 5 bedrooms, plus den, plus cabana. 9 bathrooms; 7 full bathrooms, 2 half bathrooms.
* Ceiling height through-out main floor is 10’ with 12’ ceiling in living room. Upstairs and downstairs ceiling height is 9’.
* House designed with master suite in its own wing. Ideal for families with older children.
* Open plan of main floor ideal for hosting large gatherings that flow easily in to out.
* Kitchen features large 48” gas cooktop, wall oven and steam/convection oven. Main kitchen has built-in fridge as well as 2 fridge drawers on island. One for veggies and one for beverages. There are 2 Miele dishwashers; one in main kitchen and one in pantry. Pantry has additional fridge. Pantry is roughed in for additional cooktop with gas line and exhaust vent.
* House has a total of 7 refrigerators including wine fridge in dining area bar and basement beverage fridge. Additionally, there is a temperature-controlled wine closet on basement stair landing. All Sub-Zero.
* Kitchen has built-in tv that is hidden behind millwork.
* Built-in desk area in kitchen behind hidden doors.
* Abundant millwork in kitchen and pantry allows for ample storage.
* Dining area features built-in bar area behind millwork doors with ample storage.
* Dining area bar features a zinc counter with built-in sink.
* Living room features a large tv hidden behind artwork. This area has 5.1-point surround sound system. Subwoofer hidden in millwork allowing sound to emanate from grill at base of cabinet.
* House is equipped with Crestron state of the art home automation/audio video system (worth over 350K)
	+ Multiple touchscreens through-out house for operation, as well as numerous keypads within each zone. Can also be operated with any internet connected phone or iPad.
	+ Entire house lighting is on system.
	+ Multiple zones of audio and video are available.
	+ Entire system is balanced.
	+ House has multiple zones of sound though-out including powder room.
	+ System can be programmed to suit any user.
	+ Front entry door has no exterior visible lock device. Can be opened remotely.
	+ Cameras on system with DVR for enhanced security and privacy.
	+ System has numerous convenience and security features that can be explained in greater detail.
* A cellular booster system installed with exterior receiver and transmitters throughout house interior. Without there is no cellular reception in basement.
* Basement entertainment area has 4 tv’s. Large one in center is 85”; adjacent ones are 55”. System is full 7.1 surround sound system.
* Basement bar has a beverage fridge with another dishwasher.
* Electric blinds throughout house.
* Master has electric blinds as well as electric black-out drapes.
* Blinds on upper floor on west side of house go from bottom to up so that the desired amount of privacy can be obtained while still enjoying view to outside.
* High-end plumbing fixtures throughout
* House features back-up 22 kw generator.
* Vacuum system features hidden hose to service main floor without having to grab hose and plug-in. Garage has separate connection and hose system as well.
* Glass railing installed with no visible fasteners.
* All lighting is LED.
* House mechanical room hidden behind basement bar panelling. All mechanical and electric systems are located for easy access and service in bright clean spaces.
* House has multi-zoned in floor radiant heating system
* Air conditioning to upper floor bedrooms separately zoned.
* Two of the bedrooms have built in wall safes.
* Pool mechanical room has separate easily accessible outside entrance with separate alarm system so pool tech can come and go without entering main house space.