

## LIST OF FEATURES AND ADMENITIES

- 2 tax lots separate APN# 031-121-019 and 031-121-031.
- 2 wells, one produces 10 gallons a minute, second one is an emergency back-up.
- 10 ft ceilings throughout the house with 16 ft ceilings in the great room.
- Thermador kitchen appliances.
- 2 tankless water heaters.
- 3 separate AC systems.
- Basement (potential game room 906sqft) with a separate entry
- Exterior walls insulated with spray foam adding noise reduction and maintaining inside temperatures.
- Zero emission wood fireplace with built in blower fan using outside air as air supply.
- 4 car garage with finished and painted walls.
- 1 garage bay with 10ft tall doors for RV/boat parking.
- Built in vacuum system throughout the house with built in hose extension.
- Irrigation water channel running through the property.
- Concrete driveway.
- Gated entry.
- Covered porches /decks with amazing views.
- 8ft tall interior doors throughout.
- Walk-in closets.
- 2<sup>nd</sup> floor dedicated to master suite includes: office, master bath, walk-in closet and deck with amazing views.
- Guest Suite on main floor with balcony.
- Concrete patio with views – possible events venue.
- Flat roof with TPO material.
- Custom granite counter tops, custom cabinets, custom staircase and much more.