

HOME FEATURES SUMMARY

*****All features installed between 2007 thru 2013, unless noted otherwise

SITE – NORTH - FRONT YARD

- All new programmable irrigation, with 4 zones, 2 controllers
- Curving concrete curbs define lawns, and gravel drainage beds
- (3) Multi-trunk birch trees, and (3) tipuanu trees, all on deep irrigation wells
- Tinted, textured, colored concrete, seat-height, curved planter-retaining walls with recessed walkway lights
- West slope with roses, drip irrigation, tinted concrete textured, sloped, retaining wall & gate post.
- Drainage from rear yard, with area inlets in front yard. 3 Inch perforated PVC pipe connected to curb outlets, which allows percolation of runoff into subgrade.
- Zone between house and curbed planters with local Grimes Canyon golden gravel over filter cloth. Keeps plants away from house for security and to prevent foundation damage. Reduces weeds. Allows for direct percolation of roof water into soil. Reduces storm water load on City storm system.

SITE – ENTRY PORCH

- Extended covered porch, with slate walk & curved steps.
- (3) Skylights to illuminate porch, laundry and dining room
- Bench swing

SITE – EAST YARD

- Double wood gate, 9ft width for trailer parking
- Cantilevered shade trellis over tinted concrete pads, wall light, and exterior shower, with hand spray, handy for pet washing
- Tinted, textured, colored concrete, seat-height retaining walls along slope
- Zone between house and curbed planters with local Grimes Canyon golden gravel over filter cloth. Keeps plants away from house for security and to prevent foundation damage. Reduces weeds. Allows for direct percolation of roof water into soil. Reduces storm water load on City storm system.
- Gas meter (existing)
- Irrigation valves, 4 circuits stubbed up.
- Generator (7kw min.) concrete pad with electrical conduit to emergency panel and natural gas supply
- 2 Landscape up-lights (see pool controller)
- Mini-split HVAC condenser, and existing house HVAC condenser
- Main electrical panel
- (3) 18ft Tall shade trees

SITE – WEST YARD

- Valencia orange tree (existing)
- Cutie orange tree & jasmine
- Single wood gate

HOME FEATURES SUMMARY

SITE – SOUTH – REAR YARD

- South facing existing pool and hillside in sunshine all hours of daylight
- Tinted, smooth concrete columns at Balcony over Master Porch, and at Covered Patio
- Tinted, curving concrete curbs define tree planting & stone walkway to pool equipment
- Tinted, textured, colored concrete, seat-height retaining walls along slope, and at lawn.
- Tinted, grid-scored decks between existing upper pool deck and house with deck drains.
- Subgrade 3 inch PVC drainage piping looped to east and west, to front curb outlets. Connected to pool deck drains, and pool filter purge valve.
- Mature, multi-trunk Sago Palm (existing) centered on pool. (6) Sago “puppies” planted along upper hillside drainage swale
- Covered patio plumbed for future solar pool water heating and electrical conduit. Switching pool valves installed.
- iAqua Link pool & landscape lighting controller (mobile & PC apps available)
- (6) Landscape up-lights
- Existing subgrade vault with valve to hillside sprinklers (fire prevention)
- (4) Fruitless plum,(1) Lychee (“strawberry”), (1) Coral Tree, (4) pines, (3) pepper, (1) tipuanu, and (2) eucalyptus trees

GENERAL – HOUSE

- The setting on south side of Campbell Avenue is very quiet, and isolated from Lynn Road noise. South privacy due to distance of hillside neighbor and existing mature pine trees.
- Campbell cul-de-sac reduces stray vehicle traffic, and is convenient for street play.
- Slate wainscot exterior wall tile
- Smooth-troweled, tan-tinted stucco
- All Marvin white exterior French or slider doors
- All Marvin white Ultrex fiberglass insulated windows
- Solid, Shaker interior doors with matching Shaker casing and baseboards
- (7) Triple-insulated, Sun-Optics, prismatic, pyramid skylights
- “Hand-scraped” engineered, floating cherry floors throughout, unless noted otherwise.
- Central vacuum, including Kitchen toe kick sweep, and Garage hose inlets.
- Composition shingle “Cool Roof” over foil-backed, energy efficient roof sheathing
- R-15 Wall insulation, R-21 vaulted ceiling insulation

GENERAL – ELECTRICAL - SECURITY

- Replaced main panel
- Emergency backup circuits for main spaces connected to switching circuit. Conduits provided to backup generator pad at NE yard
- Solar panels on south-facing 2nd floor roof with inverter in Garage
- Floodlights with motion/daylight sensors on 4 corners of house and entry porch, on multi-way switching from Entry, Garage, Master Suite, Living Room, and Family Room
- Lorex security system (Model D861A8B-Z) with cameras on 4 exterior house corners and Entry Porch. Controller in west bedroom closet. Mobile app available for continuous monitoring and recording. Motion and infrared night detection.
- Dimmable lighting in Living Room, Dining Room, Family Room, photo wall in west Hallway, and covered Patio columns.
- Underground conduit from main panel, behind east & south retaining walls to pool equipment panel

HOME FEATURES SUMMARY

- Amber alabaster cylinder exterior wall sconces at Entry Porch, E. Garage door, Balcony, Master Bedroom, Living Room, Family Room, and Covered Patio
- CAT-V wiring to each bedroom, Office, Family Room, and pool equipment.
- All lighting either fluorescent or LED

GENERAL – MECHANICAL

- Whole-house attic fan, 36 inch in stair well ceiling with programmable timer.
- Central HVAC installed in 2000, then relocated in 2008 to attic with all new insulated ducting, and return air inlets in stairwell and west hallway.
- Multi-zone ductless mini-split HVAC's in Office and 2nd Floor Bedroom installed 2021

GENERAL – PLUMBING

- Underground gas lines behind rear yard retaining walls to NE backup generator pad and pool equipment
- Hot water, ¾ inch, insulated recirculation loop and pump connected to solar water heater, with programmable controller
- 75 Gallon water heater replaced in 2021

ENTRY

- Double French doors
- Views into Living Room, Dining Room, Pool, and stair well
- Skylight with translucent lens and lighting

LIVING ROOM

- Gas fireplace installed 2021
- Two French sliders
- Existing vaulted ceiling
- Continuous LED cove up-lighting on dimmer circuit
- Pendant lighting on dimmer circuit

POWDER ROOM

- Natural slate tile
- Pedestal corner sink and medicine cabinet
- Elongated, quiet flush toilet
- Remote, exhaust fan, multi-way switch
- Kohler fixture

DINING ROOM

- Window to Front yard with granite buffet counter & stained hardwood base cabinets
- Cove ceiling
- Large opening to Entry Foyer with granite counter
- French pocket doors to Kitchen with frosted glass

HOME FEATURES SUMMARY

KITCHEN

- White painted, Shaker cabinets (Cliq Studios), roll-out trays, soft-close doors, full-height reach-in pantry
- Honed granite countertops
- Open to Family Room, French sliding door, and windows to pool deck
- French pocket doors with frosted glass to Dining Room
- Large skylight well over island with diffuse up-lighting
- Island including white Shaker pot/pan drawers, trash bins, and dog food, and granite countertop
- Viking range with quiet, roof-mounted hood exhaust & side by side refrigerator
- Bosch dishwasher
- 10" Deep double stainless steel sink with soap dispenser and filtered water dispenser
- Space for country style kitchen table, and dimmable, recessed LED lighting

FAMILY ROOM

- Wall mount TV location with cable, internet and HDMI above granite surround fireplace
- Wood burning fireplace & storage (existing)
- Media counter & white painted cabinets
- Art wall with dimmable wall wash lighting

MASTER BEDROOM

- French sliding door to covered balcony colonnade
- Bath lighting direct path blocked into Bedroom by partition walls
- Cornice moldings

MASTER LAVATORY

- Travertine counter with double sinks and cherry Shaker cabinets
- Wall width mirror with reflected view through large window
- Spa tub with cherry linen cabinets
- Travertine tile floors
- Cornice moldings
- Kohler fixtures

MASTER SHOWER – TOILET

- Privacy from Lavatory & Bedroom
- Frameless 3/8" glass enclosure
- Travertine floors and shower walls
- Dual wall sprays
- Deep, travertine soap niche & mirror
- Elongated quiet flush toilet and soft-close lid
- Wall width mirror with travertine counter and cherry Shaker cabinets
- Partial height wall partition to Lavatory for natural light from window, and for increased ventilation
- Cornice molding
- Remote, exhaust fan, multi-way switch
- Kohler fixtures

HOME FEATURES SUMMARY

MASTER CLOSET

- White, built-in double & full height clothes rods, shelving, and drawers

WEST BEDROOM

- Full width reach-in closet with double & full height clothes rods, white shelving and drawers
- Shaker bi-pass, room width closet doors
- Lorex security control center in closet
- Built-in book shelving, desk & drawers
- Full height mirror on door
- Crown molding

HALLWAY

- Full height, white linen cabinets
- Lighted skylight above with translucent lens
- Dimmable track lighting for art/photos

WEST BATH – LAVATORY

- Carrara marble counter
- White Shaker vanity (Thomasville)
- Recessed, mirrored, room width, 3-part medicine cabinet
- Honed, green slate tile floors
- Large ventilated skylight well
- Partial height partition wall with up-light and pocket Shaker door
- Remote, quiet ventilation fan
- Kohler fixtures

WEST BATH – SHOWER – TOILET

- Privacy from lavatory with partition
- White subway tile shower walls
- Tub/shower with hand spray
- Large ventilated skylight well
- Elongated, quiet flush toilet, with white Shaker linen cabinet above
- Kohler fixtures

NORTHWEST BEDROOM

- Large closet with double Shaker doors, built-in double & full height clothes rods, white shelving, and drawers
- Full height mirror on door
- Crown molding

NORTHEAST BEDROOM

- Room width closet with bi-pass Shaker doors, double & full height clothes rods, white shelving, and drawers
- Built-in Carrara marble desk & cabinets
- Full height mirror on door
- Crown molding

HOME FEATURES SUMMARY

LAUNDRY

- Existing folding counter, base cabinets, and utility sink
- Shelves and hanging rods
- Casement window

GARAGE

- Insulated sectional doors with top lites
- Acoustic insulation
- Flush steel east & west doors
- Central vacuum over work bench and between garage doors
- Long, 2" thick work counter with base and upper cabinets
- Secondary refrigerator niche

STAIR

- Contemporary, stained maple continuous tread & risers
- Glass & steel guardrail with stained hardwood handrails
- Clerestory natural lighting
- Storage behind "hidden" door under stair

HALL – UPSTAIRS

- Clerestory natural lighting & ventilation
- Whole house fan inlet, and programmable timer

ATTIC STORAGE

- 10' x 29' attic storage behind "hidden" door at stair landing
- Door to remainder of walk-in attic

MAIN ATTIC

- Walk-in attic with HVAC service space
- Large whole house fan gable vent

BEDROOM – 2ND FLOOR

- 10ft ceiling
- Clerestory sliding window
- Reach-in closet with built-in double & full height clothes rods, white shelves, drawers, and double French doors.
- Niche for future desk, or built-in dresser
- Ductless mini-split HVAC with remote control
- Lighted ceiling fan with remote

HOME FEATURES SUMMARY

BATH – 2ND FLOOR

- Frameless 3/8" glass shower enclosure
- White subway tile shower walls & pan
- Deep soap shelf niche with mirror with Carrara marble sill
- Large, ventilating skylight well
- Stained hardwood "Furniture" lavatory vanity with Carrara marble counter and picture frame mirror
- Honed green slate floor tile
- Elongated, quiet-flush toilet
- Remote, exhaust fan, multi-way switch

OFFICE

- 10' x 24' space with vaulted ceiling
- Pendant lamps with future switching for center mounted ceiling fan
- Ductless mini-split HVAC with remote control
- French sliding doors to hardwood balcony deck overlooking rear yard, and pool deck
- Double Shaker door closet with built-in white shelving and drawers
- Over 20 linear feet of counter height grid shelving with countertop
- 30 square feet of built-in desk, two sided access, with white built-in drawers and storage

BALCONY

- Hardwood decking with wire mesh metal railings, and tinted concrete columns
- Covered Balcony full width of Office, 6ft deep
- Alabaster wall sconce