



UNIQUE features of this home:

Structural:

- Structural Concrete Slab with Rebar reinforcement, versus the standard Welded Wire Fabric
- 6 each Structural Steel Hardy Frames from grade to roof truss
- 6” framing throughout with dual 6” walls on first floor facing west
- 8” Shear wall framing on walls facing south except garage
- 100% exterior wall sheathing, versus sheathing per code requirement
- Anti Fraction membrane under all tile and wood surfaces on first floor slab on grade
- 3 coat stucco over 1” foam with corner aid on all corners and a finish form below with Malibu 20 color finish

Energy Efficiency:

- R-30 Fiberglass batts w/wire against top cord of truss
- R-19 Fiberglass batts additionally at all roof rim joist w/wire
- R-30 Fiberglass batts in garage ceiling
- R-19 fiberglass batts all exterior walls, including garage
- Foam seal all windows, doors, penetrations and draft stops with baffles
- R-11 Fiberglass batts all interior walls for sound
- R-19 Fiberglass batts all interior ceilings on first floor for sound
- Low E windows throughout
- 14 SEER Dual Fuel Heat Pump Forced Air HVAC system
 - o 8 individually controlled zones with programmable thermostats
 - o Heat pump provides heat with ambient temperature above 40 degrees Fahrenheit
 - o Heat provided by propane gas with ambient temperature below 40 degrees Fahrenheit
 - o 3 separate units
- 2 each Propane Tankless Water Heaters, one on each side of home
- Whole house gas piping system sized for natural gas for future natural gas conversion
- Ceiling fans in all bedrooms

Electrical and Low Voltage Electrical

- 2 Subpanels located within the home, one in Pantry, the other in His master closet

- Owned Leviton, Omni LTe control and security system
 - o Requires dynamic IP address for self-monitoring
 - o Exterior Lights programmed for alarm
 - o Full access via smart phone or tablet utilizing HAI app
 - o 4 exterior cameras
 - o All doors, and operable windows sensors active with room glass sensors active where applicable
 - o Motion Sensor at front foyer
- Structured Wired Panel
 - o All Security, Phone, Internet, and TV
 - o 4 Line feed for Satellite TV and Internet
- AV cabinet in Great Room
 - o Surveillance camera recorder
 - o 3 ea 2” conduit providing AV at Fireplace interior, Fireplace Exterior, and 2nd floor Patio

Other:

- Owned Life Source whole home water filtration system
- 2,000+ square feet of covered patio/balcony space
- 2nd floor balcony features a tile floor
- 3-car oversized garage is 1,397 square feet (Standard 3 car garage is HALF that size)
- Garage Epoxy floor
- Maintenance free landscaping
- Laundry room is plumbed for extra refrigerator
- Fire protection except in garage
- Granite Countertops throughout
- Upgraded fixtures throughout
- Rear balcony runs full width of home providing huge covered patio below
- Front porch on second floor for amazing sunsets
- All toilets are Smart/Comfort Height for ease of use
- Additional standalone commercial grade ice maker built into kitchen
- ALL Appliances, TVs, 2 Hot Tubs, Pool Table, and Shuffleboard go with the home

Location:

- Gated Community of just 8 residences
- Elevated 1/2 acre lot
- Mountain Views
- City / Strip Views
- 270 degrees of privacy

- 0.8 miles from 215 and Ann Road
- 3 miles from Centennial Hills for shopping, restaurants, groceries, fast food, banking, and more

Measurements:

Vestibule 110 sq ft. 17x6.5

Foyer. 285 sq ft. 15x19

Powder room. 34 sq ft. 6x5.5

Den. 232 sq ft. 16.5x14

Dining room. 251 sq ft. 14x18

Storage/Nursery. 181 sq ft. 13x14

Master entry. 39 sq ft. 6.5x6

Master bath and closets. 319 sq ft. 24x9 plus 12x8.5

Master bedroom. 486 sq ft. 24x20

Great room. 886 sq ft. 38.5x23

Kitchen 300 sq ft. 16x18.5

Pantry 67 sq ft. 8.5x8

Butler hall 54 sq ft. 9x6

Laundry. 112 sq ft. 12x9

Utility hall. 53 sq ft. 9x5.5

Guest suite entry. 85 sq ft. 14x6

Guest suite 338 sq ft. 20x17

Guest suite bath and closet. 156 sq ft. 24x7

Total of 3,988 sq ft as listed plus 289 sq ft for misc closets and halls for a total of 4,277 sq ft

Foyer. 404 sq ft. 20x10 plus 20x10

Closet 82 sq ft. 10x8

Powder room. 33 sq ft. 6x5.5

Game room. 543 sq ft. 27x20

Bedroom #1. 276 sq ft. 18x15

Bedroom #1 bath and closet. 128 sq ft 18x7

Bedroom #2. 248 sq ft. 16x15.5

Bedroom #2 bath and closet. 138 sq ft. 20x7

Total of 1,852 sq ft as listed plus 269 sq ft for misc halls for a total of 2,121 sq ft

Grand total of 6,398 livable area

Garage is 1,397 sq ft

Outdoor covered patio 1st floor. 1,085 sq ft

Outdoor covered patio 2nd floor 981 sq ft

Front door covered entry. 192 sq ft

2nd floor front balcony. 65 sq ft

Over 10,000 sq ft under roof

All room size dimensions are approximate and in feet