

Features

Interior

- **Board-formed concrete** walls with blackened steel accents and clear hemlock horizontal siding
- **Control4** whole-home automation (lighting, shades, audio, climate, security)
- **Awake** motorized pocketing sliders (2) at great room
- **Lutron** motorized shades with recessed pockets
- **Ortal** 7' linear gas fireplace with hot-rolled steel surround
- Concrete micro-topping floors with stainless terrazzo strips; white-oak flooring in guest rooms
- **Timorous Beasties** designer wallcovering (powder room)
- Concrete micro-topping walls/floors in the primary bath; large-format limestone in guest baths
- **Vola** lav faucets; **Lacava** shower systems
- **TOTO** wall-hung toilets
- Private guest suite with built-in twin daybed + kitchenette
- Flex guest room/gym with custom queen Murphy bed and integrated weight rack
- Solid-core doors with integrated hardware
- **JELD-WEN** aluminum-clad wood windows
- **Shinnoki** wood paneling and custom bed details
- On-demand hot water
- **Generac** standby generator with automatic transfer

- Redundant internet via **Starlink**
- **2-car garage** with enclosed trash room and paver auto court

Exterior

- Two custom, poured-in-place, automated gas fire features
- Private spa terrace with custom sunken spa by **Diamond Spas**
- Paver driveway with French drain
- Custom landscaping with concrete planters

Technology & Systems

- Hydronic/radiant heating and cooling
- Whole-home A/V with indoor/outdoor speakers (approx. \$200,000 per seller); **Triad** speakers (Oregon-built)
- Security/alarm system

Kitchen & Appliances

- **Gaggenau** cooking suite
- **Miele** refrigerator
- **Zip Water** HydroTap (filtered instant hot/cold + carbonated)
- **Grohe** faucet with 33" single-basin stainless undermount sink
- Designer kitchen pendant by **CASTE**
- Custom white-oak cabinetry
- **Clastic Designs** custom concrete countertops

- **Twin Eagles** pellet grill/smoker (approx. \$9,300 per seller)

Expansion Opportunity*

- **ADU:** HOA pre-approved plans on file
- Site supports the potential for an additional detached ADU

*Buyer to verify all approvals, permits, and feasibility with HOA and local agencies.