

Features & Benefits

- Engineered hardwood floors and double paned windows throughout; 99% of electrical new
- All plumbing is new; several water shut offs for house and irrigation
- Lower level bedroom created with solid core door and seals; walls have sound deadening insulation in them - ideal for sleeping at any time of day
- Access to furnace room via laundry; hanging rack for ski gear in furnace room as it works as a drying room
- Back corner of family room has ceiling speakers and set up for projector
- LED lighting throughout with many on dimmers
- All bathrooms boast heated floors
- Functioning wood-burning fireplace; cleaned and repointed on exterior in 2023
- Insulation blown in throughout and checked with thermal gun to ensure every spot was filled
- Exterior power outlet with timer on upper level (for holiday lights)
- Western end of rooftop deck engineered for 5 person hot tub if desired
- Power supply ready for hot tub.
- Tankless system (never runs out) located under stairs in basement; system on app based schedule with ability to control remotely
- HEATING/COOLING: House has both furnace with forced air for heating throughout and upper level also has heat pump cooling and heating. The cool air spills down the stairs during summer to cool middle level. Basement naturally stays cool in summer. During winter the heat pump rarely turns on to heat upper level. Furnace tends to keep it warm unless weather is very cold outside. Furnace is used during summer to just circulate air.
- Both above systems have smart thermostats (Ecobee) with additional sensors for each; both systems app based
- Both front and back door have smart locks that are app controlled; garage door has smart motor that is app controlled.
- Irrigation for grass and back garden is on schedule, has rain sensor and is app controlled. Garden lighting on separate switch and scheduled
- 120V powered fire alarms throughout, linked
- 25 amp circuit to garage that was used for sauna, but could be used for car charger easily