

# Features

## Graciously Appointed

- **Significant Renovation and Upgrades:** Over \$500,000 has been invested in a comprehensive renovation and upgrade of this home, with a focus on high-quality materials and craftsmanship.
- **New Doors & Windows:** Installation of all new exterior doors, windows and sky lights, including a custom solid wood front door with triple latch system. The family room features a dramatic, custom 13-foot sliding door with a phantom screen, providing a seamless transition to outdoors.
- **Siding and Roofing:** New Bevel Lap wood siding and cedar shake siding. The roof was fully replaced in 2023.
- **Decks & Porches:** New composite decking (AZEK Landmark Collection) and skirting for both the front and side porches, with new roofing and integrated lighting.
- **Landscaping & Irrigation:** extensive exterior landscaping with a 3-zone irrigation system, plus a new shed with TV, bar and keg fridge.
- **Structural & Electrical:** New soffits, driveway, exterior electrical work, and landscape lighting.
- **Gourmet Kitchen:** A modern white shaker kitchen with an accent island, granite countertops, and top-of-the-line appliances including a Thermador built-in oven and range, Sub-Zero fridge, Miele built-in dishwasher, and a Miele warming drawer.
- **Elegant Fireplaces:** The family room boasts a natural gas fireplace with a fluted wood accent and crown molding. The living/dining room is anchored by a sophisticated gas fireplace.
- **Refined Flooring & Trim:** The home features new hardwood flooring throughout the main and second levels. All interior doors are custom solid wood, with new craftsman style trim and hardware throughout.
- **Sumptuous Master Suite:** offers double closets with custom built-ins. The five-piece ensuite is a true oasis, featuring a custom built-in vanity with under vanity lighting, quartz countertop with a double sink, separate soaker tub, heated floor and a glass shower with a rain shower head.
- **Custom Millwork and Storage:** The laundry room and mud room feature custom built-ins, accent lighting, and quartz countertop for optimal organization. Bedrooms feature custom built-ins and walk-in closets.
- **Wine Cellar:** a professionally appointed wine cellar with a KoolIR temperature control system.
- **HVAC:** New furnace installed in 2020.
- **Insulation:** spray foam insulation was added around each window opening and select walls for improved energy efficiency.
- **Safety & Security:** A backflow valve was added to the plumbing system, and a new carbon dioxide and smoke detection system is tied into the alarm. Avante cellular communication security system monitors for threats from carbon monoxide, door and window breaches, glass breakage. smoke and low temperature.