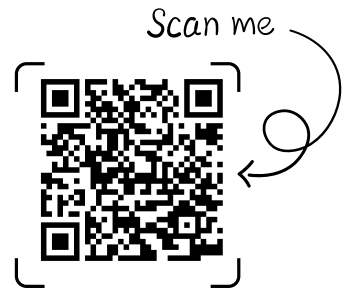


# STANDOUT FEATURES

## ***Custom Build Feature by MCH:***

- Black windows \$40k
- Metal Railing front porch- never paint! \$15K
- Three exterior siding selections including tile \$30k
- Aluminum roof
- Custom moldings and wood work throughout
- 5 Beds and office with windows and closet or 6 bedrooms
- Elevator
- 3 AC units (most of similar size have 2 with split zones)
- Custom engineered to site
- Upgraded tile, counter top, fixtures, garage doors and other selections



## ***Upgrades After Purchase:***

- Tesla Powerwall battery backup remains runs majority of home during outage without down time
- Solar panels still producing even during electricity outage
- Whole house water filtration system to all indoor water (saved my hair not mention kids' safety)
- Aluminum black Fence
- Enclosed locked storage under stairs
- Screened porch
- Exterior Natural Gas lines (2 - never hassle with propane tanks again, natural gas grill and fire table can remain)
- Custom non-impervious paver parking pad and back patio fire table area
- Custom blinds throughout remain
- Extra outlets added throughout (primary bathroom drawer for hair tools, pantry for beverage and wine fridge both remain, office closet for sewing machine or printer, high voltage garage outlet convenient for EV charger or other use, screened porch for mounted tv to remain)
- Custom cell monitored Security system with direct to fire, police, and EMS
- Remaining appliances - main refrigerator in kitchen as well as pantry beverage and wine fridges, wet bar beverage fridge