

# 20 Pheasant Lane — Property Features & Extras

## Exterior & Outdoor

### Driveway & Entry

- Heated driveway bib (top portion of driveway)
- New Belgium block at bottom of driveway
- Outdoor steps with under-step lighting
- Lutron lighting system
- Sonos speaker system
- Security system

### Custom Backyard (2018)

- 50 x 20 pool with waterfall water feature, in-pool lighting system for night swimming, and Pentair app control
- Child safety fence for pool
- Porcelain tile patio
- Custom large outdoor pavilion featuring:
- Custom built-in wood-fired Argentinian grill
- Le Panyol custom pizza oven
- Two refrigerators, two beverage drawers, and outdoor dishwasher
- Quartzite countertops
- TV and cable hookups
- Outdoor bathroom and shower
- Tiki torches
- Professional landscaping
- Two whole-house generators

## Main Level

### Kitchen (Renovated 2015)

- Custom CrownPoint cabinetry
- Quartz countertops
- Under-cabinet lighting
- In-cabinet lighting
- Wolf double oven with 6 burners, griddle, and grill
- SubZero single-column 30" refrigerator (separate)
- SubZero single-column 30" freezer (separate)
- Two SubZero beverage drawers
- Wolf microwave
- Farm sink with garbage disposal
- Miele dishwasher

### Bar Area

- Custom CrownPoint cabinetry
- Quartzite Taj Mahal countertops
- Wine refrigerator

### Main Level – Additional Features

- Gas fireplace in family room
- Gas fireplace in living room

- Custom CrownPoint built-ins in office with under-cabinet lighting
- Custom CrownPoint built-ins in mudroom with custom dog shower
- Fully renovated powder room
- Hardwood floors throughout main level
- Restoration Hardware light fixture in main entry with custom-installed auto hoist system (for easy cleaning and bulb changes)
- Restoration Hardware light fixture in dining room
- Luxury high-end light fixtures throughout
- Lutron lighting system
- Sonos speaker system

## Upper Level

### Primary Suite

- Fully renovated primary bedroom with sitting area
- Gas fireplace in primary bedroom
- California Closet built-ins in sitting area
- Fully renovated primary bathroom with heated floors and rain shower

### Additional Bedrooms & Bathrooms

- 5 bedrooms on upper level (hardwood floors in majority; carpet in 4 bedrooms)
- Custom closet systems in all upstairs bedrooms
- Boys bathroom fully renovated (2019)
- Added bedroom/playroom nook, full bathroom, and laundry room with custom CrownPoint cabinets on upper level
- Whirlpool front-load washer and dryer (3 years old) with custom shower enclosure-style flooring to prevent flooding

### Additional Upper Level Features

- Custom window treatments throughout entire house
- Walk-up attic

## Fully Finished Basement (2017)

- Bedroom with en-suite bathroom and steam shower
- Full gym
- Playroom/recreation area
- TV room with custom built-ins, reclaimed wood accents, and barn door
- Custom arts and crafts area
- Playroom with chalkboard wall
- Custom temperature-controlled wine cellar (holds 500–600+ bottles)
- Two bars with drink refrigerator, ice maker, wine refrigerator, sink, and quartz counters
- French drains and two sump pumps
- Staircase access to exterior door (walk-up style)

## Garage

- Custom California Closet built-ins

## Whole-Home Systems

- Sonos speaker system (whole house — interior and exterior)
- Lutron lighting system (whole house — interior and exterior)

- HIK-Connect camera system (full exterior perimeter)
- Nest camera system (interior)
- Security system
- Two whole-house generators

## **Summary**

- 7 total bedrooms (5 upper level, 1 main level, 1 basement)
- 6.5 interior bathrooms + 1 half bath exterior
- Most of home fully gutted and renovated
- Hardwood floors on main and upper levels (except 4 carpeted bedrooms)