

General Construction

All Exterior Walls 2x6 or 2x8 studs

Eagle's Tile Roof

Blown Cellulose in Exterior Walls Rated to R-38

Blown Cellulose in Ceilings Rated to R-50

Solar Shield Sheathing on Roof Underside

Cast Stone on Most Window and Door Surrounds

1200 Amp Panel

Certainteed Windows, Dual Pane and Low E

Pozzi French Doors

All Interior Doors are Eight Feet High and Solid Core

Garage Doors are Insulated

Garage Walls are Insulated

All Patios are Stamped Concrete

Cast Stone Balustrades with Custom Integrated Color

All Recessed Lights are Air Lock Halo Air Brand

All Power Outlets are Lutron Modular

Bedroom Walls are Also Insulated

Cast Iron Risers

5/8" Sheetrock in Most Areas with Screws In The Fields

Concealed Recessed Rain Downspouts on Outside Walls

Two High Efficiency 75 Gallon Water Heaters with Recirculation Pumps on Timers

All Interior Corners are Rounded

Foundation with High Strength Concrete with Vapor Shield and Upgraded Rebar

Solar Tubes in Utility and Exercise Rooms

Three HVAC Zones with 14.5 Tons of AC and 96 AFUE Ratings. All Units are Amana and Have Variable Speed Fans. All Thermostats Are The Honeywell Digital Models

Honeywell Electronic Powered Air Cleaners In All Zones

Broan Filtered Fresh Air Recycling Systems. 3 Units

Emtek Custom Door Hardware

Aerus Centra Lux Central Vac System

General Electric Custom Alarm System With Four Pads, Motion Detectors and Glass Breakage Units

All Bathroom Fans Are on Timers. Units in Showers Are Panasonic Brand With The Rest Being Broan Whisper/Quiet Series

Minimum Six Hose Bibs on Outside of House

Four Interior Fireplaces, Three With Cast Stone Surrounds, One of A Hearth Style With Marble And Custom Mouldings. Most Units Have Blowers And Are Either Superior Or Heat N Glo. Outside Fireplace In Loggia Has Cast Stone Surrounds With Natural Gas Line.

Custom Faux Finish In Dining Room, Family Room, Breakfast Nook, Rotunda, Home Theater Room, Powder Room

All Cabinets Are Made of Solid Alder, Have Custom Staining and Finish, Full Extensions, European Blum Hinges. Korbels and Special Trims From Raymond Enkeboll

Travertine 24" Flooring Layed Diagonally With Special Patterns Through Out Floors In the House

High End Carpet With Thicker Pad That Is Treated To Resist Mold and Moisture Stair Tread and Risers Made of Solid Walnut With Custom Staining. Upstairs Flooring Made Of Solid Walnut With Custom Staining

Custom Wrought Iron Entry Door, Wine Room Door and Butler Entry Door Stair Railing With Custom Wrought Iron and Solid Wood Handrails

Interior Wall Finish Is Hand Troweled Imperfect Smooth Texture

Exterior Stucco Is Custom Smooth Troweled With Texture. Color Is Integrated Not Painted and Then Antiqued Through A Multi Stage Process

Custom Designed Climate Controlled Wine Closet With Redwood Wine Racks and Remote Compressor

Remote Controlled Ceiling Fans In All Upstair Bedrooms. Ceiling Fans In Family Room, Exercise Room and Outside Loggia

Custom Home Theater Room With Insulated Walls, Custom Stage and Cabinetry. Room Has A Raised Tier For Seating. Runco DLP Projector With 100" Stewart Viewing Screen. Lutron Graphic Eye Lighting Control System. All Electronic Components In This Room Have Own Dedicated Circuit.

Upstairs Storage Off The Exercise Room Upstairs, Plywood Floor and Lighting In This Area

Kitchen Features

SubZero Side By Side Refrigerator With Custom Paneling
Two Top of The Line Bosch Dishwashers
Thermador Professional Series Stainless Steel Gas Cooktop
Thermador Professional Stainless Steel Double Ovens With Convection Ovens
Frankie Undercounter Stainless Steel Sinks
Grohe Kitchen Fixtures
3/4 to 1 HP Garbage Disposals On All Drains In Frankie Sink and Kitchen Island Sink
Miele Built In Coffee Center In Butler's Pantry
Two Appliance Garages With Electrical Outlets and TV Cable Outlet
U-Line Wine Refrigerator in Butler's Pantry
Recessed Undercabinet Electric Power Plugs
Wet Bar In Formal Dining Area Has Undercounter Refrigerator and Hot Water Dispenser
Fluorescent and Incandescent Lighting Above and Below Cabinets
Kitchen Aid Trash Compactor

Master Bathroom

Jacuzzi Bathtub
Grohe Interactive Shower Fixture With Body Sprays In Master Shower
Harden Bath Fixtures
Oversized Shower With Custom Shower Door

Electronics

All Bedrooms Have Cat-5 Wiring, Wired For Cable and Telephone
Lutron Maestro Dimmers In Most Rooms
Lutron Maestro Master Controls For Set Lighting Patterns In Living Room, Family Room and Dining Room
Lutron Graphic Eye In Home Theater Room
Crestron Programmable LCD Touch Control Panels In Kitchen, Library, Master Bedroom, Family Room and Outside Loggia. These Panels Can Control

Features Such As Lighting, Music and Video. Non LCD Touch Panels In Master Bath, Living Room and Dining Room
Separate Music Zones With Sonance In Wall/Ceiling Speakers In Family Room, Living Room, Dining Room, Kitchen/Nook, Master Bath, Master Bedroom, Library, Loggia, Garage, and Large Upstair Bedroom All Sourced From Central Control Center Utilizing Escient Fireball Digital System. This System Has Hard Drive, Control XM Satellite Music Source and CD Changer. Will Also Control Video Source.
Master Bedroom, Library, Family Room and Large Upstair Bedroom Have Surround Sound Audio With Wiring To One Controlled Source Location. System In Place For Family Room and Master Bedroom Sleeping Chamber. All These Room have Sonance Speakers In Place.
Lighting System In House Wired For Lutron Radio RA. This System Will Allow Remote Infrared Control of Lighting and Other Electronic Functions

Landscaping

Custom Landscaping By Bushnell Landscaping
23 Zone Irrigation System With Combination of Spray, Drip, and Overhead/Rain Units
Outdoor Garden Speakers
Custom Landscaping Lighting
Outdoor Kitchen With DCS Cooktop and Burners. Sink With Garbage Disposal, Undercounter Refrigerator

Swimming Pool, Spa and Fountain

Raised Custom Pool Is 50,000 Plus Gallons
Custom Designed Waterfalls With Three Separate Pumps
Diamond Brite Plaster
Raised Spa With Remote Control At Location
Two Filters For Pool and Separate Filter For Fountain
LCD Lighting Under Waterfall
Two Chlorine/Salt Generators
Both Pool and Fountain Have Automatic Water Refilling
Jandy Programmable and Portable Pool Remote Control