

## OVERVIEW

- Custom built in 2019 by Arcuri Homes
- Southwest facing on 60X141 foot lot
- Beautiful downtown views across from a park
- Total of 6,166 sqft developed space over 3 levels
- Highest quality level of finishing throughout
- Carefully and meticulously curated with outstanding contemporary design and finishing
- 5 bedrooms 5 bathrooms
- Expansive Butlers Pantry/Second Kitchen
- Open floorplan on main level that opens to private fully developed outdoor living space with Kayu wood decking and pizza oven
- Master bedroom and ensuite on main level opening to rear deck
- Scraped white oak (oiled) flooring throughout
- Fully finished and heated triple garage

## EXTERIOR

- Smooth finish stucco exterior
- Custom brick
- Metal trim and capping
- Asphalt shingle roof
- Underground sprinkler system front and back
- Custom lights in front and back
- Fully developed outdoor living space in back yard with Kayu wood decking, Ambrogi model Jolly-Rifinito commercial pizza oven
- Covered Upper terrace with Kayu decking, Electric heater flush mounted into soffit area, Solaris Sentry Screen with somfy wireless remote, Sonos speakers in ceiling, two 8-foot patio doors opening into adjoining great room, glass panels

## WINDOWS AND EXTERIOR DOORS

- Custom Cortizo black Anodized TAG windows
- Systems European tilt and turn windows, aluminum clad
- Triple pane grey low E tempered sealed unit windows
- Prinar Ultimium Pure 95 (48" wide) front entry door
- 5-point locking system with LED elimination glass handle inside and out on front entry door
- Night storm matte glass on outside and inside of front entry door
- Fingerprint locking system

## INTERIOR

- Flat finished ceilings and dimmable pot lights throughout
- Main floor - 10 foot ceiling height
- Upper and Lower floors - 9' ceiling height
- 9 feet solid custom doors with multi-point hardware and one-piece door frames on the main and upper floors
- Custom built-ins, cabinetry, closets, and 9" baseboards throughout

- LED lighting sensor throughout
- 7 inch wide plank scraped white oak (oiled) hardwood
- Open riser staircase clad in oak with black oak and metal railing
- Custom glass in all showers
- Custom mirrors
- High quality designer hardware on all doors, cabinets, and drawers
- Epoxy grout in all bathrooms
- Heavy duty double motor built-in Vacuflo with hideahose inlet valves in walls

## TECHNOLOGY

- Lutron Homeworks Connect Automated System
- Sonos system with ceiling speakers, inside and outside
- Surround sound system in upper level family room
- Motorized drapes and blinds
- Alarm system with high connect cameras throughout
- Ring doorbell
- Fingerprint locking system
- 6 wall mounted TV's

## PLUMBING AND MECHANICAL

- Hydronic heating - boiler and indirect tank
- Boiler/In floor heat in basement and garage
- 2 Lennox high efficiency furnaces
- 2 Air-conditioning units
- Sump pump and lift station
- Reverse osmosis system
- Purified drinking water system

## KITCHEN

- Fully customized D&D kitchen with large island and breakfast bar with seating for 6-8
- Porcelanosa countertops (10 ft slabs) and backsplash
- Cupboards and drawers fitted with custom stainless-steel Blum boxes
- 48" Sub Zero Pro fridge
- Sub Zero refrigerator drawers - 2
- 60" Wolf Dual Oven freestanding gas range
- Custom Hood fan
- Wolf steam oven
- Wolf built-in coffee maker
- Asko dishwasher
- 5' Galley sink in island
- 3' Galley sink
- 3 kitchen faucets
- 2 garburators
- Wall mounted TV

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## **BUTLERS KITCHEN/LAUNDRY/MUDROOM**

- Spacious prep area and full kitchen facilities
- Custom built cabinetry and drawers
- Cabinets and drawers fitted with stainless-steel Blum boxes
- Roll-out pantry
- Granite countertops
- Built in maple butcher block
- 30' full fridge
- 30" full freezer
- 30" gas stove
- Dishwasher
- Garburator
- Double stainless-steel sink
- Subway tiled walls
- Built-in washer and dryer
- Custom pull-down rod in laundry room
- Numerous built-in lockers in Mudroom/ breezeway
- Utility station with stainless sink and counters at garage entrance

## **DINING ROOM**

- Generous size easily accommodating table for 16
- Open to kitchen and hallway to Great Room
- Large SW facing floor to ceiling windows
- Custom built glass encased 300 bottle wine cellar with ceiling mounted WhisperKOOL wine cellar unit
- 2-piece wine cooling unit
- Built-in LED lighting in wine cellar

## **GREAT ROOM**

- Large floor to ceiling windows with SW downtown and mountain views
- Floor to ceiling gas fireplace with Porcelanosa surround
- Open to dining room across entry hallway

## **FRONT ENTRY**

- Custom 48" wide front door with 5-point locking/bolting system and fingerprint locking
- Spacious and welcoming with large closet and entry into main living areas

## **MASTER SUITE**

- Located on the main level and features expansive space with custom Alaskan King size built-in bed
- Built-in floating nightstands, and black oak slat feature wall
- Opens to rear patio deck with two sets of 8' sliding glass doors
- Sitting area
- Motorized drapery and ambiance lighting
- Walk-in closet featuring custom built-in closet drawers and cabinets, build-in library ladder for higher cabinets and shelving, LED closet rods, and walk-in light sensor
- Wall mounted TV

## **MASTER ENSUITE**

- Heated tile floor throughout
- Porcelanosa tiled walls, full height, and tub surround
- Custom porcelain tiled walk-in no curb steam shower with rain head, slide bar and fixed shower head, custom black glass
- Oversized Bainultra free standing soaker tub
- Dual vanity with porcelain sinks and Porcelanosa countertop
- LED lighting behind vanity custom mirrors and under vanities
- Make-up counter
- Buster and Punch British plumbing fixtures
- Kohler Numi smart toilet

## **BEDROOM TWO and THREE**

- On Upper level
- Bdrm 2 has custom built-in King bed with headboard, built-in nightstands, white slat feature wall, walk-in closet, 3-piece ensuite
- Bdrm 3 has walk-in closet, 4-piece cheater ensuite with walk-in shower, tiled floor, wall hung toilet
- Scraped white oak floors

## **FAMILY ROOM**

- Located on upper level and opens to covered outdoor terrace
- Large media center with Sonos surround sound
- Gas fireplace with Porcelanosa surround
- Built-ins with leathered granite counters, bar fridge
- Expansive window treatment
- Scraped white oak floor
- Wall mounted TV

## **LOWER LEVEL**

- Fully developed with 9' ceilings, scraped white oak floors, high quality carpet
- 7 feet solid custom doors with multi-point hardware and one piece doorframes
- Featuring two large flex rooms that could be used as either additional family rooms, gym, or office space
- Bedrooms 4 and 5 with large (5' high) windows and exterior access for safety, extensive built-ins with drawers and cabinets, closets, high quality carpet
- Full bath with dual vanities, tile flooring, leathered granite counters
- Mechanical/utility room fully drywalled and painted, luxury vinyl plank flooring
- Plumbing for additional 4-piece bath

## **GARAGE**

- Triple garage, fully finished, In-floor heat
- Epoxy floors with multiple drains at entrance
- Built to accommodate lift in single bay

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