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## **Features List and Specs – 1425 Sky Vista Way Raleigh, NC 27613**

### Foundation and Crawlspace:

- Masonry block foundation walls
- Foundation drains
- Sealed and conditioned crawlspace
- 2 tankless water heaters are located here

### Framing

- First and Second floor utilize engineered wood products for floor system (I joists)

### Insulation

- Walls and roof deck are spray foam insulation
- Crawlspace spray foamed as well
- Interior walls in home theater for soundproofing
- Wall between living room and master suite for soundproofing

### Windows

- Pella aluminum clad windows
- Black Stained wood interior
- Simulated divided light
- Pella 30'x10' Bi-parting Multi-slide door leads to pool area
- U value for windows 0.28-0.29
- Window SHGC 0.19
- Custom automatic shades throughout the home
- Most windows are floor to ceiling so that you can see plants in ground?

## Plumbing

- 2 tankless water heaters
- Recirculating loop added on second floor
- Downstairs laundry has single deep bowl sink, with pot filler down low for doggie water bowls
- Large single bowl sink in kitchen island
- Scullery features a plumbed in wall mounted Miele coffee maker – you will love this!
- Master bath has expanded bathing center with freestanding tub, overhead & oversized rain shower head, standard showerhead & wall mounted nozzle. Bench between shower and tub. Dual vanities in master bath with quartzite counters, additional large vanity (no sink) also with quartzite
- Shower glass was upgraded from standard 3/8" to a thicker glass in all bathrooms
- Master WIC has washer/dryer closet – LG washer/dryer on pedestals included!
- Additional laundry on second floor with granite top and 2 cabinets

## HVAC

- Conditioned crawl
- 2-16 SEER units for the first floor
- 2-16 SEER units for second floor
- 92% gas furnaces
- Makeup air in kitchen
- Air supply to attic
- Dehumidifier in crawl space under pool deck

## Electrical

- Upgraded/high end lighting fixtures throughout the home
- Electric fireplace in living room
- Exterior home lighting

## Patios

- Solid poured concrete under the blue stone or other material selected
- Blue stone or other material treads selected
- Retractable screens in 4 locations around the pool
- Phantom screens on each side of fireplace

## Exterior

- Entire exterior is brick except dormers
- Boxing and siding is miratec and wood finger joint crown
- Porch ceilings are tongue and groove-stained wood
- K style 5" black aluminum gutters located around the home.

### Roofing

- Landmark pro lifetime shingles
- .032 black aluminum roof in metal areas

### Fireplaces

- 3 fireplaces, 2 ventless and 1 direct vent
- Gas logs & electric in the living room

### Kitchen and scullery

- Six burner Wolf gas range with griddle
- 36" subzero refrigerator column
- 36" subzero freezer column
- 2 Bosch dishwashers on each side of the sink – very convenient!
- Wolf speed oven
- Hood and venting system
- Insulated glass wrap around wine Room
- Miele wall mounted coffee maker as noted above
- Built-in nugget ice maker in one of the kitchen islands

### Flooring

- Prefinished engineered European oak hardwood flooring and wood vents
- Tile in bathrooms and laundry
- Professional, industrial grade rubber flooring in exercise room
- Marine grade epoxy in garages

### Shower

- Linear drains in master and guest showers

### Stairs

- Oak stair treads with wrought iron spindles
- Spiral staircase in one of the upstairs bedrooms leads to a loft/storage area for the home

### Cabinets

- Custom kitchen and scullery cabinets – scullery cabinets go all the way to the ceiling
- Soft and slow close throughout

#### Closets

- All walk-in closets were custom made on site by trim contractor
- Metal closet rods, wood shelving
- Master walk-in closet has large center island with 24 large drawers, 8' x 11' mirror, and custom wall mounted shelving/closets

#### Countertops

- Two quartz kitchen islands, one with large single bowl sink
- Quartz backsplash

#### Security, Home Audio, & Wifi

- Alarm system, cameras, camera monitor TV convey (Buyers to obtain service)
- CAT 6 in the home, house runs on its own network, Sellers used AT&T Fiber.

#### Landscaping

- Irrigation system for the front and side yards
- Bermuda sod covering front, side and rear yards

#### Pool / Spa

- 16 x 30 zero edge pool with spa
- Huge catch basin recycling water back up
- Large tanning ledge and large toe-ledge
- Heated/cooled outdoor bathroom with large walk-in shower.
- 3 external water jets with 3 height possibilities that controlled with an app (Pentare) or main control panel

#### Driveway

- Circular Drive
- Concrete broomed finish driveway
- 3 ½" concrete

#### Outdoor Kitchen

- Built in surround sound with 4 Klipsch speakers
- Wolf outdoor grill
- Prep sink & SubZero refrigerator
- Two Thermotech heaters mounted in the ceiling

## Extras

- White oak beams in the living room, master suite, & home theater/bonus area
- Elegant tile surround in living room goes all the way to the ceiling, framed by the electric fireplace and back-lit built ins
- Stone surround in master that goes all the way to the ceiling
- Game room/bonus has wet bar with cabinets above and below
- Home theater with Denon receiver, screen, & projector.
- Billard room (table/accessories) do not convey
- Thick glass doors leads to exercise room with rubber flooring
- Klipsch & Bose speakers installed in the house
- Long tongue & groove ceiling with ambient lighting in the hallway leading from the garage/laundry area