Hodge & Kittrell | Sotheby's INTERNATIONAL REALTY



3012 MAYVIEW ROAD

FEATURES LIST

Presented by Todd Hancock

Construction & Energy Efficiency

- Original 900-square-foot home completely rebuilt to the studs
- Nearly finished basement with plumbing for a full bathroom
- Plumbing and wiring for motion-sensing hot water recirculation pump
- Insulated hot water lines
- Electrochromic skylights in bonus room/bedroom
- Lincoln windows in new construction
- Douglas fir front entry door with transom and sidelights
- 12-inch basement block walls with insulation and thermal mass fill
- Conditioned attic
- Sealed and conditioned crawlspace with 2-inch foam board beneath vapor barrier
- Passive radon system installed in crawlspace and basement
- Drain-to-daylight perimeter drainage system
- Additional 2-inch exterior rigid foam insulation
- Rain screen behind fiber cement siding
- Second-floor jumper ducts for improved airflow
- Preinstalled attic vents for future energy recovery ventilation (ERV) system
- Solid-core interior doors
- Low-cut doors for soundproofing
- Enhanced bedroom wall insulation and soundproofing with Green Glue
- Preframed upstairs access for future porch terrace
- Preframed primary bedroom for future bathroom and closet expansion

Landscaping & Outdoor Living

- 3,400-gallon underground rainwater collection cistern
- Cistern designed to supply water for irrigation, car washing, and toilets
- Rain garden for water overflow management
- Established garden beds with southern exposure
- Heirloom dwarf apple trees, almond tree, apricot tree, and banana trees
- Masonry walkway and fenced yard
- Detached shed and patio

Electrical & Technology

- 78 recessed lights throughout the main house and 10 in the basement
- Most lighting equipped with dimmers
- Under-cabinet and in-cabinet lighting
- Hardwired Honeywell security system
- Built-in ceiling speakers and subwoofer (8 installed, prewired for 18)
- Prewired for security cameras with dual-coaxial cables and CAT6
- CAT6 data wiring and centralized wiring area
- 400-amp electrical service ready for garage or electric vehicle charging stations
- Towel warmer in main-level bathroom

Exterior Features

- Covered porch with blue slate tile flooring
- 21 active solar panels
- Roof-mounted professional Davis Instruments weather station
- Micro-mesh gutter guards
- Private basement entrance with French doors
- Additional covered porch at basement level

Interior Features

- Custom white oak hardwood flooring
- Hidden door along living room wall
- Ship-style ladder providing basement access
- Laundry countertops reclaimed from original circa-1948 rafters
- Wood kitchen cabinetry and Carrara marble countertops
- 36-inch gas range with center wok holder
- En-suite bathrooms in both second-floor bedrooms
- Custom built-in wardrobes in bedrooms

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