

606 Chaparral Circle, Napa CA 94558 | \$6,650,000

PROPERTY OVERVIEW

APN: 061-061-031-000 | Lot Size: 29,581 sq ft | Acres: 0.68

Building Square Footage: County Total: 6,436 sqft.

ARCHITECTURE

- Main House total: 6,382 sqft. consisting of the following:
 - Wine room: 821 sqft.
 - Main level: 3,257 sqft.
 - Upper level: 2,304 sqft.
 - Garage: 792 sqft.
 - Covered porch: 54 sqft.
 - Master deck: 374 sqft.

BEDROOMS

- Bedrooms: 4
- Primary bedroom features balcony, outside access, retreat, walk-in closet
- All bedrooms include walking closets and en suite bathrooms

BATHROOMS

- Bathrooms: 6.5
- Total Full bathrooms: 6
- 1 (shower and tub) 5 (shower no tub)
- Total 1/2 bathroom: 1 (no shower or tub)

STORIES/LEVELS

- Stories: 3
- Levels: 5

TOTAL ROOMS

- Total: 10

YEAR BUILT

- Foundation: 2020
- Effective: 2022
- Final Inspection: 9/6/2022

ARCHITECT – LSA Architecture

LANDSCAPE ARCHITECT – Lori Cagwin Landscape Architecture

PROJECT MANAGEMENT – Kearney & O'Banion

GARAGE AND PARKING

- Garage spaces: 2
- Garage space for golf cart: 1 (currently used as a workout room)
- Parking total: 3

HOME FEATURES

- View: hills, mountains, valley, vineyard
- Security features: secured access, security gate, security system owned, video system

ARCHITECTURAL STYLE

- Contemporary, modern high-tech, Smart home

HOMEOWNERS ASSOCIATION

- Association: yes
- Monthly HOA fees: \$396

INFRASTRUCTURE

- Exterior surfaces
 - Roof tile: Eagle Bel Air 2591 dark gray range
 - Wall stucco: 7/8" 3-coats, smooth acrylic with integral color. Anti-fracture membrane.
 - Wall brick: Endicott thin brick. Lath and scratch under
 - Wall siding: 5/8" Artisan Hardie lap siding cement board 8" width
- Fireplaces – 4, gas insert
- Fireplaces – 1, electric-steam
- Cooling/heating – central, dual-zoned, day and night

WINE ROOM – LEVEL 1

- Honeywell wireless thermostat 9000 wine room Wi-Fi enabled
- Fujitsu heating and cooling unit (heating unit is located in ceiling)

WINE CELLAR

- Wine cellar heating and AC (located under entry crawl space)

FIRST AND KITCHEN LEVELS – LEVEL 2 & 3

- Honeywell wireless thermostat 9000 primary bedroom (Wi-Fi Enabled)
- Honeywell wireless thermostat 9000 family room (Wi-Fi Enabled)
- Byrant 5-ton system for heating and AC (heating unit is located in HVAC closet in wine room)

UPPER FLOOR BEDROOMS – LEVELS 4 & 5

- Honeywell wireless thermostat 9000 Bedroom 2 Wi-Fi Enabled
- Honeywell wireless thermostat 9000 Bonus Room Wi-Fi Enabled
- Byrant 3-ton system for heating and AC (heating unit is located in attic)

ATTIC

- Whole house attic fan
- Quiet cool advanced whole house fan. Stealth proline.

ROOF – Concrete tile

GAS – Natural gas

HOT WATER HEATER

- Two (2) on-demand natural gas Takagi tankless water heaters

SECURITY SYSTEMS

- LTS security cameras with Network Video Recorders
- Ring Security cameras and sensors

FOUNDATION – Concrete perimeter

INTERNET & CABLE PROVIDER

- Comcast smart house features controlled by wi-fi
- Lutron Caseta dimmable light switches
- Elite Endless Pool heating and water care energy settings
- HVAC thermostats (except in wine cellar)
- Moen Flo main water shutoff valve and leak detection system
- LiftMaster garage door openers
- LEVEL Door interior locks
- Andersen/Yale exterior door locks
- Ring Alarm sensors and video cameras
- LTS security cameras
- Hunter Douglas powerview window shades
- Apple HomePod and HomePod Mini speakers/intercom
- Apple TV
- iRobot vacuums
- DoorBird driveway entry gate
- Hydrowise irrigation system
- Eero Mesh network

SMART HOUSE FEATURES CONTROLLED WITH REMOTE CONTROLS

- Kozy Heat gas fireplaces
- Dimplex electric fireplace
- Apple TVs
- Samsung TVs
- Hunter Douglas Powerview door and window shades
- Doorbird driveway entry gate
- LiftMaster garage door openers

- VELUX electric “fresh air” skylight
- Whole-house attic fan
- Ceiling fans
- Lutron Caseta light switch remotes

CAT6 AND VIDEO CABLE TO MOST ROOMS

EXTERIOR AND INTERIOR DOOR LOCKS (Wi-Fi ENABLED)

- Yale Assure locks for Anderson entry doors:
 - Garage side door
 - Pool patio bathroom (exterior door)
 - Kitchen French door
- LEVEL door locks
 - Wine room to garage door
 - HVAC closet door
 - Elevator mechanical closet door
 - Primary bedroom and closet door
 - Pool bath interior door
 - Bedroom 2, 3, and 4 entry doors

ELEVATOR CAB DETAILS

- Inclinator 300 cab, 5-stop MRL overhead cable drum Elevette drive system
- Red oak interior wall panels
- Open Sesame automatic door operators at all 5-stop
- Aluminum accordion bronze elevator gates inside elevator
- Overhead LED lighting
- Flush-mounted speakerphone
- Flush-mounted cab operating panel
- Flush-mounted hall stations at each stop
- TV: Samsung Frame TV
- Apple HomePod mini speaker/intercom
- Baldwin door hardware

DRIVEWAY GATE

- DoorBird driveway gate (Wi-Fi enabled and remote control)

GENERATOR

- Generac model RG03015ANAX 30kw liquid-cooled engine

ROBOTIC VACUUMS (Wi-Fi ENABLED)

- Garage: Wi-Fi enabled iRobot Roomba s9
- Wine room: Wi-Fi enabled iRobot Roomba s9
- Living room, primary bedroom (closet and bathroom and entry: Wi-Fi enabled iRobot Roomba s9)
- Dining room, kitchen, family room, pool bath: Wi-Fi enabled iRobot Roomba s9
- Bedroom 2, hallway, laundry: Wi-Fi enabled iRobot Roomba s9
- Bedrooms 3 and 4, bonus room, and library: Wi-Fi enabled iRobot Roomba s9

EXTERIOR SURFACES

- Roof tile: Eagle Bel Air 2591 dark gray range
- Wall stucco: 7/8" 3-coats. Smooth acrylic with integral color. Anti-fracture membrane
- Wall brick: Endicott thin brick. Lath and scratch under
- Wall siding: 5/8" Artisan Hardie Lap Siding cement board 8" width

EXTERIOR WINDOWS AND DOORS MAKER

- Anderson E-Series dual pain low-E4 SmartsSun Argon Fill, with insect screens
- Anderson multiple sliding stacking doors with insect screens

INTERIOR DOORS MAKE

- TruStile (a Marvin Brand) solid core barn doors
- TruStile interior MDF Doors
- TruStile interior rift sawn white oak doors (only at elevator doors)

INTERIOR SURFACES

- Ceilings and walls
 - 5/8" Gypsum wallboard. Finish smooth wall level 5 with regular corners.
- Finish carpentry
 - 3/4" x 3 1/2" door casing
 - 1" thick window sills
 - 1/2" x 5 1/2" base

FLOORING

- Wood: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak. Located in wine room, primary bedroom, all walk-in closets, and second and third levels.
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion. Located on fourth and fifth levels.
- Tile: Various tiles styles located in all bathrooms

UTILITIES

- Sewer: city
- Water: city
- Natural gas connected

EXTERIOR FEATURES

- Front lot retreat: fire-pit #1: HPC brand 45" square push-button natural gas fire-pit with cover
- Concrete seating wall: Indian bluestone top
- North deck
 - Lighting
 - Dimmable low voltage column lighting
 - Vista LED dimmable low voltage retaining wall lighting
 - Lutron Caseta dimmable switches (Wi-Fi Enabled)
- Fire-pit #2: HPC brand 60" rectangular push-button natural gas fire-pit with cover
- Decking: Trex Transcend composite decking lava rock grooved
- East deck

- Lighting
 - Vista LED dimmable low voltage retaining wall lighting
 - Lutron Caseta Dimmable Switches (Wifi Enabled)
- Fire-pit #3
 - HPC Brand 45" round push-button natural gas fire-pit with cover
 - Outdoor dining
 - Multiple entertainment venues
- Sensors: Two (2) under deck Ring video cameras
- Fountain: Restoration Hardware modernist wall fountain 5-spout. Handcrafted of powder coated aluminum with a weathered zinc finish.
- Lutron Caseta on/off control switch (Wi-Fi Enabled)
- Retaining wall
 - Napa stone veneer concrete retaining wall with in wall LED lighting.
- Decking
 - Trex Transcend composite decking lava rock grooved
- South deck (Outdoor Kitchen)
 - Lighting
 - Palecek basket type pendants (over counter lighting)
 - Dimmable low-voltage LED column lighting
 - Dimmable low-voltage LED above and below counter lighting
 - Lutron Caseta dimmable switches (Wi-Fi Enabled)
- Trellis: steel frame trellis with metal roof over outdoor kitchen
- Cabinets
 - Grayson wood custom aluminum frame outdoor kitchen cabinets
 - Four (4) stainless steel propane patio heaters
- Appliances
 - Blaze Premium LTE 40-Inch 5-burner built-In natural gas grill with rear infrared burner & grill lights
 - Blaze double side burner
 - Blaze outdoor under counter refrigerator
 - Panasonic dishwasher
- Ceiling fan
 - Ceiling fan: One (1) Mathews Eliza 56" ceiling fan (remote control)
- Outdoor dining
- Multiple entertainment venues
- Electronics
 - Samsung 65" frame TV
 - Apple TV
- Sensors
 - Ring motion sensor
 - Ring door contact sensor
 - Ring video camera
- Cabinets
 - Blaze 20" double trash/recycle drawer
 - Blaze 39" comb door drawer
 - Blaze 28" single access door
 - Blaze 32" door /drawer combo
 - Blase 16" triple drawer
- Sink 1

- Stainless steel faucet: Franke cube kitchen faucet
 - Disposal
- Sink 2
 - Stainless steel Blaze beverage center and sink
 - Disposal
- Counter top: Virginia Mist granite
- Floor: Concrete

ENDLESS SWIMMING POOL

- Dimensions 10' x 16' x 48"
- With top swim current speed of 0:51 seconds per 100 yards
- 7.5 hp motor, 2 propellers
- Suitable for competitive swimmers
- Used by top collegiate programs and coaches around the world
- Wi-Fi enabled and/or remote controlled
- Wi-Fi enabled gas heater
- Wi-Fi enabled water quality system
- Below deck retractable security cover
- Little Giant automatic pool cover pump
- Programmable digital pace display
- Programmable swim workouts
- Swim stroke mirror
- Robotic pool cleaner
- Jacuzzi JPV200 professional grade pool vacuum

VEGETABLE GARDEN

- Six (6) raised redwood planters
- Fountain with Lutron Caseta Wi-Fi enabled on/off switch
- Teak picnic table
- Umbrella

LANDSCAPING

- Landscape design by Lori Cagwin Landscape Architecture
- Whole property irrigation on controls: Hydro-wise landscape irrigation system Wi-Fi enabled
- Bay Area Blue Stone flagstone
- Landscape dimmable low-voltage lighting. Front of lot only. Wi-Fi enabled
- Orbit deer deterrent motion sensing sprinkler system
- Vista LED retaining dimmable wall lighting.
- Lutron Caseta Wi-Fi enabled dimmable switch

OUTDOOR HOUSE WALL LIGHTING

- Modern Forms Urban 22", 16", 10" High Bronze Dark Sky LED outdoor wall light

OUTDOOR STAIRCASE (FROM OUTDOOR KITCHEN TO VEGETABLE GARDEN)

- Feeney bronze matte aluminum horizontal cable railing with dimmable post accent lights

- Lutron Caseta Wi-Fi enabled dimmable switch
- Bedrooms 3 and 4, bonus room, and library: Wi-Fi enabled iRobot Roomba s9

GROUND LEVEL (LEVEL-G)

- Garage (Level-G)
 - Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
 - Doors
 - Anderson Side E-Series side door (exterior door)
 - Assure Lock for Andersen door with Wi-Fi and Bluetooth (exterior door)
 - Electric vehicle charges
 - Two (2) Tesla wall charger
 - Storage
 - Husky 4-tier industrial duty steel freestanding storage shelving
 - Mechanical
 - Moen Flo main water shut-off valve and leak detection system (Wi-Fi enabled)
 - Environmental Water Systems whole home water filtration and conditioning system
 - 400-amp electrical transfer switch (for Generac Generator)
 - Domestic water pump
 - Fire sprinkler system water pump
 - Garage door
 - LiftMaster 8500 W DC/battery back-up Jackshaft opener (Wi-Fi enabled)
 - Clopay modern grooved, obscure windows top two sections
 - Sensors
 - Ring motion sensor
 - Ring glass break
 - Ring camera
 - Ring camera doorbell/camera
 - Base flooring
 - Norsk Interlocking PVC floor tiles-raised coin pattern

WORKOUT AREA (LEVEL-G)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Garage door
 - LiftMaster 8500 W DC/battery back-up Jackshaft opener (Wi-Fi Enabled)
 - Clopay Avante AX modern aluminum garage door with top to bottom tempered tinted clear glass panels
- Door lock: Level door lock at wine room entry door (Wifi-Enabled)
- Ceiling fan: Mathews Eliza 56" Ceiling Fan (with remote control)
- Barn door: Trustile (a Marvin Brand) solid core barn doors
- Storage
 - Wall mounted desk and cabinets (with Manzoni/Ashley Norton cabinet pulls)
 - Blaze Outdoor under counter refrigerator
- Electronics

- Samsung 65" Frame TV
 - Apple TV
 - HomePod Mini speaker/intercom
- Vacuum: Wifi enabled iRobot Roomba s9
- Sensors
 - Ring motion sensor
 - Ring glass break
 - Ring camera
 - Ring camera door bell
- Flooring
 - Base Flooring: Norsk Interlocking PVC floor tiles-raised coin pattern
 - Sport Flooring: Rubber-Tec interlocking gym tiles

WINE ROOM (LEVEL-G)

- Lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
 - Bistro shelving with under shelf dimmable lighting
- Electronics
 - TV Samsung 75" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod speaker/intercom
- Vacuum
 - Wi-Fi enabled iRobot Roomba s9
- Sensors
 - Ring motion sensor
 - Ring glass break
 - Ring moisture sensors: under-sink and behind toilet
- Door locks
 - LEVEL door locks at closets and garage-to-wine room entry door (Wi-Fi and Bluetooth enabled)
- Window door covering
 - Hunter Douglas Designer Screen Roller PowerView+ (WiFi enabled, and remote control)
- Fireplace
 - Dimplex Opt-Myst Pro built-in electric 60" firebox and cassette with continuous water supply and built-in heater
- Cabinets
 - European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors.
 - Rajack cabinet pulls (satin nickel finish) and Schwinn knobs
- Tile & stone finish
 - Stone: Fantasy Black Quartzite - TV Counter
 - Stone: Absolute Black Brushed Granite Dimplex - Fireplace Surround
- Elevator
 - Open Sesame automatic door operator
 - Flush mounted call station
 - TruStile interior rift rawn white oak doors (elevator only)
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak
- Wine room (Level1)

- Honeywell wireless thermostat 9000 Wine Rm Wi-Fi enabled
- Fujitsu heating and cooling unit (heating unit is located in ceiling)

WINE ROOM BAR (LEVEL-G)

- Lighting
 - Recessed LED lighting
 - Light Fixture: Hubbardton Forge Fritz pendant lighting
 - Under counter dimmable LED lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Sink: Prochef stainless steel 12" x 12"
- Faucet: Blanco Alta Compact pull-out (satin nickel finish)
- Disposal: ISE w/air activated switch
- Cabinets
 - European frame full overlay cabinetry, slab doors
 - Schwinn knobs
- Tile & stone finish: stone - Fantasy Black Quartzite bar counter
- Flooring
 - Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

WINE ROOM KITCHEN (LEVEL-G)

- Lighting
 - Recessed LED ceiling lighting
 - Bistro shelving with under-shelf dimmable lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Sink: Prochef stainless steel 21" x 16" x 10"
- Faucet: Blanco Clina mini pull-down (satin nickel finish)
- Disposal: ISE Pro 750 w/air activated switch
- Appliances
 - Microwave: Profile Over the range microwave oven
 - Range: GE Profile 30" stainless smart electric convection range
 - Dishwasher: Miele dishwasher
 - Refrigerator: Liebherr slim style urban design refrigerator
- Electronics
 - TV Samsung 55" Class The Frame QLED 4K Smart TV
 - Apple TV
- Cabinets
 - European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Cabinet hardware: Rajack cabinet pulls
- Tile & stone finish
 - Stone: Silestone Cemento spa suede kitchen quartz counter
 - Tile: Crossville Shades Cool, honed mosaic backsplash 1"x3"
- Flooring
 - Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

WINE CELLAR (LEVEL-G)

- Lighting
 - Recessed LED ceiling lighting
 - Hubbardton Forge Fritz pendant lighting

- Lutron Caseta LED light switches (Wi-Fi enabled)
- Wine rack: 740 bottle capacity metal Evolution wine bottle wall rack
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

WINE ROOM (LEVEL-G)

- Lighting
 - Recessed LED ceiling lighting
 - Sconces: Hammerton Ellisse metallic beige silver smoke glass
- Fan: Ceiling exhaust fan with timer switch
- Mirror: Counter to ceiling. Integrated lighting through mirror
- Sink and faucet
 - Kohler undermount sink
 - Watermark deck-mounted monoblock faucet (satin nickel finish)
- Shower
 - Watermark and Brizo trim/hardware (satin nickel finish)
 - Doors: frameless 3/8" glass
 - Grab bar: Watermark (satin nickel finish)
 - Towel bars: Kartner (satin nickel finish)
 - Recessed niche
 - Handshower (satin nickel finish)
 - Infinity drain
- Automated toilet: Toto Legato Washlet toilet/bidet: Fully automated, including remote control and heated seat
- Tile & stone finish
 - Tile: BR Factory Black floor, walls 12" x 24"
 - Tile: BR Factory Black shower floors 2" x 2"
 - Tile: AE Façade Graphite accent wall 12" x 24"
 - Stone: Fantasy Black polished quartzite counter
- Sensors
 - Ring motion sensor
 - Ring glass break
 - Ring moisture sensors: under-sink

WINE ROOM CLOSET (LEVEL-G)

- Lighting:
 - Recessed LED ceiling lights
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Door lock: Level door lock with keypad, card key, and master key (Wi-Fi enabled and Bluetooth)
- Cable management: CAT6 and video cable management storage boxes
- Elevator management: elevator controls
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

WINE ROOM HVAC CLOSET (LEVEL-G)

- HVAC: Byrant 5-ton system for heating and AC
- Sensors: Ring moisture sensors: under-sink and behind toilet

STAIRS FROM LEVEL-G TO LEVEL-1

- Lighting
 - Recessed LED ceiling lighting
 - Step light
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Stair railing: Custom made steel interior stair cable guard rails by Ogletree's
- Stair covering
 - Risers: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak
 - Treads: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

LEVEL 1 (LEVEL-1)

PRIMARY BEDROOM (LEVEL-1)

- Lighting
 - Recessed LED ceiling lighting
 - Under shelving dimmable LED lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Ceiling fan: Mathews Eliza 56" ceiling fan (with remote control)
- Door lock: LEVEL door lock with keypad, card key, and master key (Wi-Fi enabled and Bluetooth)
- Window/door covering: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control)
- Fireplace: Kozy Heat 46" built-in direct vent gas fireplace (with remote)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, soft close doors. Schwinn pull knobs
- Electronics
 - TV Samsung 55" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod Mini speaker/intercom
- Vacuum: Wi-Fi enabled iRobot Roomba s9
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Honeywell Wireless Thermostat 9000 (zone heating Wifi enabled)
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak
- Tile (T) & stone (S) finish:
 - Stone: Absolute Black Brushed granite primary bedroom retreat desk top
 - Stone: Absolute Black Brushed granite fireplace mantel and hearth

PRIMARY BEDROOM EN SUITE BATHROOM (LEVEL-1)

- Lighting
 - Recessed LED ceiling lighting
 - Sonneman Piccolo Encore LED sconces
- Fan: Ceiling exhaust fans with timer switch
- Mirrors: Restoration Hardware - Marlo
- Soaking tub: Kohler Underscore 72" x 36". Watermark deck-mounted tub filler (satin nickel finish)
- Shower

- Watermark and Brizo trim/hardware (satin nickel finish)
- Frameless 3/8" glass shower walls/door
- Grab Bar: Watermark (satin nickel finish)
- Recessed niche
- Handshower (satin nickel finish)
- Damless
- Dual sinks: Dual Kohler undermount sinks
- Faucets: Watermark Brooklyn spout with Wooster handle trim (satin nickel finish)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors
- Door hardware: Baldwin (satin nickel finish)
- Automated toilet: Toto Legato Washlet toilet/bidet: fully automated, including remote control and heated seat
- Towel bars: Katener (satin nickel finish)
- Window/door shades: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control)
- Electronics: Apple HomePod Mini speaker/intercom
- Sensors:
 - Ring motion sensor
 - Ring glass break sensors
 - Ring moisture sensors: under-sink and behind toilet
 - Ring window contact sensors
- Tile (T) & stone (S) Finish:
 - Tile: BD Modern Black floor 12" x 24"
 - Tile: BD Modern Black shower floor 2" x 2"
 - Tile: BD Modern Grey walls, overall 12" x 24"
 - Stone: granite Mist Leather counter, tub
 - Tile: Grey Basalt Down Pour, face, 12" x 24"

PRIMARY BEDROOM

(LEVEL-1)

- Lighting:
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wifi enabled)
 - Lutron Caseta motion sensor (automatic on/off for ceiling lights)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Pulls type (satin nickel finish)
- Laundry
 - 24" Miele dryer heat pump technology
 - 24" Miele front load washer
 - Ceiling exhaust fan with timer switch
- Door lock: LEVEL door lock at closet entry door (Wifi and Bluetooth enabled)
- Sensor: Lutron motion light sensor
- Flooring: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak

HALLWAY ELEVATOR LOBBY (LEVEL 1)

- Lighting

- Recessed LED ceiling lighting
- Lutron Caseta Light Switch Wifi enabled)
- Elevator:
 - Open Sesame automatic door operator
 - Flush-mounted call station
 - TruStile interior rift sawn white oak doors (elevator only)
- Flooring: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak

POWDER ROOM (LEVEL 1)

- Lighting:
 - Recessed LED ceiling lighting
 - Sconces: Hammerton Ellisse metallic beige silver smoke glass
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Fan: ceiling exhaust fan with timer switch
- Mirror: Restoration Hardware Thaddeus
- Sink: Kohler under-mount sink
- Faucet: Watermark Brooklyn spout with Wooster handle trim (satin nickel finish)
- Toilet: Toto Legato
- Cabinets: European frame full overlay cabinetry, slab doors, and drawer fronts, refinished maple ply interior, soft close doors. Schwinn cabinet door pull knobs
- Door hardware: Baldwin (satin nickel finish)
- Electronics: Apple HomePod mini speaker/intercom
- Tile & stone finish: Fantasy Black quartzite countertop
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

ENTRY (LEVEL-1)

- Lighting
 - Recessed LED ceiling lighting
 - Hammerton Studio 60" Gem smoked glass ring chandelier
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Volume ceiling: 14 ft floor to ceiling
- Stair railing: custom made steel interior stair cable guard railings by Ogletree's
- Window shades: Hunter Douglas Designer Screen Roller PowerView+ window shades (Wi-Fi remote enabled)
- Door hardware: Baldwin (hall closets)
- Sensors
 - Ring motion sensor
 - Ring glass break sensors
 - Ring camera doorbell/camera
- Flooring: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak

LIVING ROOM (LEVEL-1)

- Lighting:
 - Recessed LED ceiling lighting
 - Ceiling Diode LED accent lighting (with remote transmitter)
 - Lutron Caseta light dimmable switches (Wi-Fi enabled)
- Volume ceiling: 19 -feet floor to peak

- Window shades: Hunter Douglas Designer Screen Roller PowerView+ window shades (Wi-Fi enable and remote controlled)
- Fireplace: Kozy Heat Natural Gas Fireplace with Proflame Transmitter (with remote control)
- Sensors
 - Ring motion sensors
 - Ring glass break sensor
 - Ring security camera
- Tile & stone finish: Stone: Armani Grigio marble, Honed, book matched fireplace hearth & all vertical areas
- Flooring: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak

STAIRS FROM LEVEL-1 TO LEVEL-2

- Lighting: recessed LED ceiling lighting
- Step lights: Lutron Caseta dimmable light switches (Wifi enabled)
- Stair railing: custom-made steel interior stair cable guard rails by Ogletree's
- Stair Covering
 - Risers: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak
 - Treads: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

LEVEL 2 (LEVEL-2)

DINING ROOM (LEVEL-2)

- Lighting:
 - Recessed LED ceiling lighting
 - Hubbardton Forge custom 60" Lily pendant
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Window shades: Hunter Douglas Designer Screen Roller PowerView+ window shades (Wi-Fi enable and remote controlled)
- Seating: Seating for 8-12
- Sensors:
 - Ring motion sensors
 - Ring glass break sensor
 - Ring security camera
- Flooring: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak

KITCHEN (LEVEL-2)

- Lighting
 - Recessed LED ceiling lighting
 - Tom Dixon Beat LED hand-spun brass sculpted light fixtures (over kitchen island) wide, tall and flat. Bistro shelving with under shelf dimmable lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Window shades
 - Hunter Douglas Designer Screen Roller PowerView+ window shades (Wi-Fi enable and remote controlled)
- Open concept kitchen/family room
- Storage with bistro shelving
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts,

- refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Rajack cabinet pulls
- Sinks, faucets, disposals
 - Main sink
 - Faucet: Blanco Celina Semi-Pro (satin nickel finish)
 - Sink: Julien custom stainless steel double bowl 24" x 19.5" x 10" right, 17" x 18" x 10" left overall dimensions 43.5" x 19.5" x 10"
 - Disposals
 - (1): ISE Pro w/air activated switch
 - (2): ISE Pro w/air activated switch
 - Prep sink
 - Julien custom stainless steel 18" x 16" x 10"
 - Disposal: ISE Pro w/air activated switch
 - Range
 - Pot filler: Franke Pescara pot filler (satin nickel finish)
- Appliances
 - Dishwashers: two (2) Miele Crystal dishwashers
 - Range: Wolf 60" Dual Fuel Range, 6 burner infrared dual grill
 - Warming drawer: Wolf 30" warming drawer
 - Microwave: Wolf 1.2 Cu. Ft. stainless steel built-in microwave drawer
 - Hood: Wolf 60" Pro hood liner
 - Refrigeration
 - Wine storage: Subzero 30" Classic: 146-bottle capacity. Two independent temperature control zones to hold reds and whites at proper serving temperatures
 - Refrigerator: Subzero 42" Classic French door refrigerator/freezer
 - GE Universal 15" Built-in Trash Compactor
- Sensors
 - Ring motion sensors
 - Ring glass break sensor
 - Ring security camera
 - Ring door bell/camera
- Door lock: Assure Lock for Andersen Door (Wi-Fi and Bluetooth enabled)
- Tile & stone finish
 - Stone: Allure Polished Island quartzite counter slab
 - Stone: Absolute Black Brushed granite countertop
 - Tile: Abitare La Terra Calcedonio Back splash 8" x 2.5"
- Flooring
 - Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

FAMILY ROOM (LEVEL-2)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Window shades: Hunter Douglas Designer Screen Roller PowerView+ window shades (Wi-Fi enable and remote controlled)
- Fireplace: Kozy Heat Callaway 50
- Elevator
 - Open Sesame automatic door operator

- Flush-mounted call station
 - TruStile interior Rift Sawn white oak doors (elevator only)
- Electronics
 - TV Samsung 65" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod Mini speaker/intercom
- Vacuum: Wi-Fi enabled iRobot Roomba s9
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Honeywell wireless thermostat 9000 (zone heating Wi-Fi enabled)
- Tile & stone finish
 - Stone: Absolute Black Brushed granite mantle, hearth
 - Tile: St. Louis Heritage Face 12" x 24"
- Flooring: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

FAMILY ROOM (LEVEL-2)

- Lighting: Recessed LED ceiling lighting
- George Kovac wall mirror
- Door locks
 - Andersen E-Series door (exterior door)
 - Assure Lock for Andersen Door with Wi-Fi and Bluetooth (exterior door).
 - Level door lock with key pad, card key, and master key (interior door) (Wifi enabled and Bluetooth)
- Door hardware: Baldwin (satin nickel finish)
- Pool access: From Andersen door
- Mirror: self-lighting mirror
- Window shades: Hunter Douglas manual raised and lowered shade
- Fan: ceiling exhaust fan with timer switch
- Sink: Kohler under-mounm sink
- Watermark deck-mounted monoblock faucet (stain nickel)
- Shower
 - Watermark and Brizo trim/hardware (satin nickel finish)
 - Doors: frameless 3/8" glass
 - Grab bar: Watermark (satin nickel finish)
 - Towel bars: Katener (satin nickel finish)
 - Recessed niche
 - Handshower (satin nickel finish)
 - Damless
 - Infinity drain
- Automated toilet: Toto Legato Washlet toilet/bidet. Fully automated, including remote control and heated seat.
- Cabinets
 - European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, soft close doors. Door hardware: Baldwin (satin nickel finish)
- Electronics: Apple HomePod mini speaker
- Sensors
 - Ring motion sensors

- Ring glass break sensor
- Ring security camera
- Tile & stone finish
 - Tile: AE Façade Graphite floor, walls 12" x 24"
 - Tile: AE Façade Graphite shower floors 2" x 2"
 - Stone: Santa Margherita Zenith polished quartz counter

STAIRS FROM LEVEL 2 TO LEVEL 3

- Lighting
 - Recessed LED ceiling lighting
 - Step light
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Interior stairway skylight
- VELUX electric "Fresh Air" skylight with insect screen and remote
- Stair railing: Custom made steel interior stair cable guard rails by Ogletree's
- Stair covering:
 - Risers: Artistry Hardwood Engineered Flooring, Windsor Collection, Hampton Oak
 - Treads: Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

LEVEL 3 (LEVEL-3)

HALLWAY (LEVEL-3)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wifi enabled)
- Elevator
 - Open Sesame automatic door operator
 - Flush mounted call station
 - TruStile interior rift sawn white oak doors (elevator only)
- Carpet:
 - Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

BEDROOM 2 (LEVEL-3)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Door lock: Level door lock with keypad, card key, and master key (Wi-Fi enabled and Bluetooth)
- Window door covering: Hunter Douglas Designer Roller PowerView+ window shades (Wi-Fi enabled)
- Electronics
 - TV Samsung 65" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod Mini speaker/intercom
- Vacuum: Wi-Fi enabled iRobot Roomba s9
- Ceiling fan: Mathews Eliza 56" Ceiling Fan (with remote control)
- Door lock: LEVEL door lock with keypad, card key, and master key (Wi-Fi enabled)

- Window covering: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control). Manual drawstring shades in bathroom.
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Honeywell wireless thermostat 9000 (Zone heating Wi-Fi enabled)
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster. Supreme cushion

BEDROOM 2 EN SUITE BATHROOM

- Lighting
 - Recessed LED ceiling lighting
 - Tech Lighting: Kisdon sconces
 - Lutron Caseta light switches (Wi-Fi enabled)
- Fan: Ceiling exhaust fan with timer switch
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors.
- Colonial stain nickel edge pulls
- Mirrors: Restoration Hardware Mirrors: Shadow Box
- Window covering: manual drawstring shades in bathroom
- Shower
 - Frameless 3/8" glass shower doors
 - Watermark and Brizo trim/hardware
 - Grab Bar: Watermark
 - Handshower
 - Damless
 - Infinity drain
- Faucet sink faucets: Watermark deck-mounted monoblock (satin nickel finish)
- Dual sinks: Kohler under-mount sink
- Automated toilet: Toto Legato Washlet toilet/bidet: Fully automated, including remote control and heated seat.
- Towel bars and hooks: towel bar- Katener (satin nickel finish)
- Electronics: Apple HomePod Mini speaker
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Lutron motion light sensor
- Door hardware: Baldwin (satin nickel finish)
- Tile & stone finish
 - Tile: BD wide vapor floor 12"x 24"
 - Tile: Arizona concrete jungle shower floor 2" x 2"
 - Tile: Arizona concrete jungle shower walls 12" x 24"
 - Stone: Allure Leather counter slab

BEDROOM 2 WALK-IN CLOSET

- Lighting:
 - Recessed LED ceiling lighting

- Lutron Caseta Light Switches (Wi-Fi enabled)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors.
- Door hardware: Baldwin (satin nickel finish)
- Floor: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

LAUNDRY ROOM

- Lighting
 - Recessed LED ceiling lighting
 - Under cabinet LED lighting
- Skylight: Sun tunnel skylight
- Ceiling fan: exhaust fan with timer switch
- Sink: Kohler 21" x 22" sink
- Faucet: Hansgrohe Focus HighArc faucet 2-spray pull-down (satin nickel finish)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Manzoni/Ashley Norton cabinet pulls
- Appliances: Electrolux front load washer and gas dryer
- Door hardware: Baldwin (satin nickel finish)
- Tile & stone finish
 - Tile: AC Ready to Wear Flannel Suit floor 12" x 24"
 - Stone: Cemento Jumbo Leather counter quartz

STAIRS FROM LEVEL 3 TO LEVEL 4

- Lighting
 - Recessed LED ceiling lighting
 - Step light
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Stair railing: custom made steel interior stair cable guard rails by Ogletree's
- Stair covering
 - Risers: Artistry Hardwood Engineered Flooring, Windsor Collection Hampton Oak
 - Treads - carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

LEVEL 4 (LEVEL-4)

HALLWAY (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Elevator
 - Open Sesame automatic door operator
 - Flush-mounted call station
 - TruStile interior Rift Sawn White Oak Doors (elevator only)
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

BEDROOM 3 (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Door lock: Level door lock with keypad, card key, and master key (Wi-Fi enabled and Bluetooth)
- Window door covering: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control)
- Electronics
 - TV Samsung 55" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod Mini speaker/intercom
- Ceiling fan: Mathews Eliza 56" Ceiling Fan (with remote control)
- Door lock: LEVEL door lock with keypad, card key, and master key (Wi-Fi enabled)
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

BEDROOM 3 EN SUITE BATHROOM: (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Tech lighting: Kisdon sconces
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Shower
 - Frameless 3/8" glass shower doors
 - Watermark and Brizo trim/hardware (satin nickel finish)
 - Grab bar: Watermark (satin nickel finish)
 - Handshower (satin nickel finish)
 - Damless
 - Infinity drain
- Mirror: counter to ceiling, integrated lighting through mirror
- Cabinets: European frame full overlay cabinetry, slab doors, and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Colonial stain nickel edge pulls (satin nickel finish)
- Window covering: manual drawstring shades in bathroom
- Faucet Sink
 - Faucets: Watermark deck-mounted monoblock (satin nickel finish)
 - Sink: Kohler under-mount sink
- Door hardware: Baldwin (satin nickel finish)
- Automated toilet: Toto Legato Washlet toilet/bidet fully automated, including remote control and heated seat.
- Towel bars and hooks: Katener (satin nickel finish)
- Electronics: Apple HomePod Mini speaker
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Lutron motion light sensor

- Tile & stone finish
 - Tile: Arizona Wide Carbon floor 12"x 24"
 - Tile Arizona Wide Carbon shower floor 2" x 2"
 - Tile: CH Cemento Casero Bianco shower accent 12" x 24"
 - Stone: Allure Leather quartzite counter slab

BEDROOM 3 WALK-IN CLOSET (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Tech Lighting Milley wall light
 - Lutron Caseta light switches (Wi-Fi enabled)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors.
- Door hardware: Baldwin (satin nickel finish)
- Floor: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

BEDROOM 4 (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta dimmable light switches (Wi-Fi enabled)
- Door lock: LEVEL door lock with keypad, card key, and master key (Wi-Fi enabled and Bluetooth)
- Window covering: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control)
- Electronics
 - TV Samsung 55" Class The Frame QLED 4K Smart TV
 - Apple TV
 - Apple HomePod Mini speaker/intercom
- Ceiling fan: Mathews Eliza 56" Ceiling Fan (with remote control)
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

BEDROOM 4 EN SUITE BATHROOM: (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Tech lighting: Kisdon sconces
 - Lutron Caseta light switches (Wi-Fi enabled)
- Shower
 - Frameless 3/8" glass shower doors
 - Watermark and Brizo trim/hardware (satin nickel finish)
 - Grab bar: Watermark (satin nickel finish)
 - Handshower (satin nickel finish)
 - Damless
 - Infinity drain
- Mirror: counter to ceiling, integrated lighting through mirror

- Cabinets: European frame full overlay cabinetry, slab doors, and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Colonial stain nickel edge pulls (satin nickel finish)
- Window covering: manual drawstring shades in bathroom
- Faucet sink
 - Faucets: Watermark deck-mounted monoblock (satin nickel finish)
 - Sink: Kohler under-mount sink
- Door hardware: Baldwin (satin nickel finish)
- Automated toilet: Toto Legato Washlet toilet/bidet: Fully automated, including remote control and heated seat.
- Towel Bars: Katener
- Electronics: Apple HomePod Mini speaker
- Sensors
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Lutron motion light sensor
- Tile & stone finish
 - Tile: Arizona Wide Carbon floor 12" x 24"
 - Tile: Arizona Wide Carbon shower floor 2" x 2"
 - Tile: Shades Frost shower accent 12" x 24"
 - Stone: Allure Leather counter slab

BEDROOM 4 WALK-IN CLOSET (LEVEL-4)

- Lighting
 - Recessed LED ceiling lighting
 - Lutron Caseta light switches (Wi-Fi enabled)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Door Hardware: Baldwin.
- Floor: Artistry hardwood engineered flooring, Windsor Collection, Hampton Oak

BONUS ROOM (LEVEL-4)

- Lighting:
 - Recess LED ceiling lighting
 - Lutron Caseta Dimmable Switches (Wi-Fi enabled)
- Ceiling fan: Mathews Eliza 56" Ceiling Fan designed (with remote control)
- Window/door shades: Hunter Douglas Designer Screen Roller PowerView+ (Wi-Fi enabled, and remote control)
- Fireplace: Kozy Heat 46" built-in direct vent gas fireplace (with remote)
- Electronics
 - Apple HomePod Mini speaker/intercom
 - Vacuum
 - Wifi enabled iRobot Roomba s9
- Sink and faucet
 - Sink: Prochef stainless steel 16" x 16" x 8"
 - Faucet: Blanco Alta pull-out (satin nickel finish)
- Disposal: ISE Pro 750
- Appliances: SubZero 24" under-counter refrigerator with icemaker

- Sensors:
 - Ring motion sensor
 - Ring glass break sensor
 - Ring door window contact sensors
 - Honeywell wireless thermostat 9000 (zone heating Wi-Fi enabled enabled)
- Cabinets: European frame full overlay cabinetry, slab doors and drawer fronts, refinished maple ply interior, solid dovetail drawer boxes, Blumotion tandems soft close drawer glides, soft close doors. Schwinn cabinet door knobs.
- Tile & stone finish
 - Stone: Absolute Black Brushed kitchen cabinet counter
 - Stone: Absolute Black Brushed fireplace mantel and hearth
 - Tile: Black Basalt Flamed fireplace face 12" x 24"
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion

LIBRARY (LEVEL-4)

- Lighting
 - Recess LED ceiling lighting
 - Lutron Caseta Dimmable Switches (Wi-Fi enabled)
- Ceiling fan: Mathews Eliza 56" Ceiling Fan designed (with remote control)
- Window/door shades: Hunter Douglas Designer Screen Roller PowerView+ (WiFi enabled, and remote control)
- Cabinets: European frame full overlay cabinetry, slab doors, refinished maple ply interior, soft close doors. Schwinn cabinet door knobs
- Tile & stone finish: stone - absolute Black Brushed cabinet counter
- Carpet: Karastan Regal Air - Abac - Weldlok with Stainmaster Supreme cushion



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