

## Features and Benefits - Westchester Dr

- Located in the prestigious Hillcrest gated community, walking distance to Vista Del Lago High School
- Private lot near cul-de-sac – very quiet
- Large patio and beautiful pool and spa with waterfall – powered by variable speed pump and full Pentair system with remote control and deck switches
- Fruit plants/trees: Apricot, Lemon, Orange, Guava & Cherry; Plenty of roses and colorful flower plants
- Backyard & front yard automatic irrigation
- Provision for outdoor kitchen
- Fresh exterior acrylic coating with Omega AkroTique sealant completed in 2017
- Fresh interior paint in all high traffic areas and rooms
- Expansive balcony upstairs with fantastic views of the rolling hills
- Two wrought iron doors with glass opening to let fresh air in while keeping the doors closed
- 3 gas fireplaces with custom high-end decorative stone mantels
- LED recessed canned lighting with dimmable feature
- Crown moulding throughout the home with dimmable rope lights in living, dining, great rooms and media room
- Whole house audio system with speakers throughout the home including balconies and garage, driven by 6-zone Russound distributed media
- High-end Marantz receivers for crystal clear audio/video in media room, great room and master
- Whole house wired camera system with recorder; wired security system including smoke detection
- Panasonic intercom phone system with door-chime integration
- Ethernet Cat5 internet access throughout the home including balcony and garage
- Central hub for easy maintenance of all electronics – phone, cable, alarm and all media
- Wine bar with extensive cabinetry and Dacor stainless steel wine cooler and sink in the media room with balcony access for entertainment
- Office/Study room with large closet furnished with cabinets for organized storage
- Master bedroom furnished with high-end carpet and marble flooring; walk-in closet with custom cabinets and dresser mirror; tall/deep cabinets in bathroom; custom built Japanese soaking tub
- Jack & Jill kids bathroom with Bain Air bathtub.
- High end fans with lights in rooms including great room, balcony and patio areas
- Gourmet Kitchen Appliances:
  - GE Monogram 48" built in side by side refrigerator with matching cabinet panels
  - Bosch dishwasher with matching cabinet panels
  - Dacor stainless steel built-in microwave oven with electronic touch controls
  - Dacor 48" 6 burner cook range with up to 18,000 BTU SimmerSear precision burner control system and smartflame technology, optional grill; 2 self clean convection ovens with full electronic controls for bake/broil/roast and variety of functions
  - Dacor Range-Hood double vent with lights, multi-tiered quiet fan mode and double grease catcher
- Large Granite counter top slab with decorative trim and full backwall backsplash.
- Custom wood top island with built in storage
- Custom Knotty Alder kitchen cabinets
- Separate pantry room with plenty of storage with wine bar and Dacor stainless steel cooler
- Breakfast/nook area with custom china cabinets; Knotty alder cabinets throughout the home in great room, walkways and Master suite
- Marble flooring in entry way, dining, Master bathroom; engineered mullican hardwood flooring in great room, laundry, media and walkways
- Custom Floor to ceiling built in cabinets in 3 car garage
- Tankless water heater for continuous hot water supply
- Walkable attic above media/office room with plenty of storage and easy access to furnace and water heater
- Separate attic access above garage with automatic ladder for storage and easy access.