

**MARCH 1, 2016**

## **12505 GRAVELLY LAKE DRIVE**

**HOUSE: 8,900 SF**  
**LOT: 2 LANDSCAPED ACRES**  
**GARAGE: 3 OVERSIZED STALLS**  
**DOCK: WITH ELECTRICITY AND WATER**

### **UPGRADES INSIDE**

**-SECURITY SYSTEM:**

**CAMERAS: GATE, FRONT, BACK, DOWNSTAIRS**  
**EMERGENCY LIGHTS: INSIDE AND OUTSIDE**  
**BATTERY BACKUP**

**-LARGE SAFE DOWNSTAIRS ARMED WITH SECURITY SYSTEM**

**-2 EACH, 55 GALLON GAS FIRED WATER HEATERS IN TANDUM WITH CIRCULATOR**

**-BLOWN INSULATION: OUTSIDE WALLS, MASTER BEDROOM & BATH INCAPSULATED**

**-ADA ACCESSABLE:**

**WIDE DOORWAYS, ROLL IN MASTER SHOWER, GRAB BARS ON MASTER TOILET**

**-MASTER BATHROOM HEATED FLOOR**

**-BUILT IN VACCUM SYSTEM**

**-ELEVATOR TO GO DOWNSTAIRS**

**-WINE CELLAR**

**-COMPLETE SPRINKLER THROUGHOUT THE WHOLE HOUSE**

**-FURNACE SYSTEM WITH REGULAR FILTERS AND HEPA FILTERS**

**-AC WITH HEAT PUMPS THROUGHOUT THE WHOLE HOUSE**

**-SEPARATE THERMOSTATS: MASTER BEDROOM, OFFICE, LIVING AREA, ROOM ABOVE GARAGE, DOWNSTAIRS, UPSTAIRS**

**-ROOM ABOVE GARAGE:**

**DESIGNED FOR A STUDIO APARTMENT WITH KITCHEN AND BATHROOM OR 2 BEDROOMS WITH A BATHROOM AND REC AREA. IT IS ALREADY WIRED AND PLUMBED.**

**-CLOTHES DRYER HOOKUP CAN BE ELECTRIC OR GAS FIRED**

### **OUTSIDE**

**-ENTRANCE GATE WITH REMOTE CONTROL**

**-A NATURAL GAS FIRED GENERATOR LARGE ENOUGH TO RUN WHOLE HOUSE**

**-BUILT IN VIKING BBQ**

**-COVERED PATIO WITH HEAT LAMPS**

**-WILKESON STONE PATIOS, SIDEWALKS AND STEPS**

**-OUTSIDE LIGHTING THOUGHOUT THE WHOLE YARD**

**-AUTOMATIC SPRINKLER SYSTEM WITH REMOTE CONTROL**