

Custom gate system

Automatic gate – solar powered with remote opener and inground pad for departure

Manual keypad

Custom fence with decorative rock from local Mt. Mestas throughout property

2x6 framing

Shearing ½” strand board on complete house

R60 exterior and floor insulation plus spray insulation

All interior walls insulated

Board sound insulation all walls and lid of media room

Attic batt and spray insulation

Modified roofing system: bri torch application underlay with cement roof tiles

Roof heating system

Interior and exterior decorative rock from local Mt. Mestas

Hand hammered beams

Custom gussets

Knotty Alder over 5/8” sheetrock throughout

Solid core 8’ doors

Custom solid core 9’ entry door

In floor radiant heat system in main house

2 - Hot water recirculation system

Safe room

Kolbe Kolbe dual paned windows throughout both house and detached garage

Kolbe Kolbe transom windows wired with electric openers

Hunter Douglas window coverings throughout house and apartment

Hunter Douglas motorized window covering

Kitchen sink

East window eating area

Kitchen sliding door

Library

Main bathroom

Main bedroom sliding door

Hand forged custom designed iron and glass wine cellar door with sidelights

Hand forged custom designed iron handrail to wine cellar

Air purifier/smoke eater ceiling fan

Ceiling fans throughout house

Gas fireplace great room

Gas log fireplace kitchen  
Gas log fireplace main bedroom  
Gas log fireplace guest bedroom #1  
Gas log fireplace guest bedroom #2  
Gas log fireplace wine cellar

Granite counters throughout  
Custom cabinetry  
Pull out multipurpose cabinet table in laundry room  
Built in ironing station  
Mudroom off garage entry

Subzero refrigerator with custom cabinet front  
Subzero freezer with custom cabinet front  
Subzero bar refrigerator/freezer with custom cabinet front

Wolf Dual Fuel Range  
    Six burner/ infrared griddle  
    Two oven/ convention oven  
Custom Copper Hood  
Wolf Warming Drawer  
Wolf Convention Microwave Oven  
Kohler Cook sink  
KitchenAid Dishwasher  
KitchenAid Integrated compactor

Central vacuum system with two separate power units  
Central vacuum sweep inlets (2 in kitchen, 1 in laundry room)

Media Room with separate component room  
Central sound system throughout house and patio/ deck  
Built in entertainment niche (hideaway) great bedroom  
Built in entertainment niche (hideaway) main bedroom  
House lighting dimmer/ mood controls

Main bathroom Hydro Systems soaking whirlpool tub  
Main bathroom shower dual body spray shower system  
Guest bathroom #1

Holding Tanks for well water  
    2 – 200 gallon  
    1 -100 gallon

2 under house Sump Pumps

Propane Tanks

2 – 1000 gallon tanks (yoked together)

Large concrete game court/parking area beside house

FireMagic gas grill with separate burner, storage area

Gas fed patio firepit

Hot tub - 8 person Sundance

Accessible crawlspace below house

### **DETACHED GARAGE**

Knotty Alder over 5/8" sheetrock throughout

Kitchenette

Microwave

Mini fridge

Sink disposal

Gas log fireplace Living room

Kolbe Kolbe dual paned windows throughout

Hunter Douglas window coverings throughout

Ceiling fans throughout

Washer/ Dryer hookup

Hot water recirculation system

Hi efficiency Steffes Electric Thermal Storage (ETS) units

3 in second story apartment

3 in each floor level garage bays (3)

Garage space custom cabinetry

Garage space work counters

Ceiling mounted electric winch/pulley system