

## 82 Emerald Lane Features

### Neighborhood

Acres of Diamonds (29 lots, 15 homes)  
Firewise accredited since 2013  
Property backs to US Forest Service land

### Roof

Steel - screws tightened annually  
Double row snow jacks  
Norwegian-style steel gutters

### Heating

Baseboard hot water (propane)  
QuadraFire pellet stove (in greatroom)

### Domestic hot water

Electric

### Washer/Dryer connections

Washer - Hot and cold water connections  
Dryer - 208 VAC and propane connections (electric or gas)

### Ceiling fans

Great room  
Main bedroom

### West-facing fixed windows

Low e tempered glass  
Vista VS-60 window film (spectrally selective)

### Bathroom heaters (lower)

Ceiling (208 VAC)  
Wall (208 VAC)

### Countertops

Quartz - kitchen and upper bathroom

### Alarms

AC/DC smoke alarms (interconnected throughout)  
CO detector/alarm in kitchen

### Radon

Mitigation system installed 2024

### Internet

Jade (ISP), High speed fiber

### Driveway

1" rock  
recorded easement across lot 5  
room at top for turnaround

### Property improvement

Retention Wall built in 2005  
Wildfire mitigation on 0.5 acre property per CSFS assessment