



### Features List

- Miele appliances (some, including in-wall coffee maker), new
- Ilve Italian range in kitchen, new
- 15' kitchen island with massive storage, 2 sinks
- Large, walk-in pantry
- Hand-painted backsplash kitchen tiles, new
- Custom cabinetry throughout with soft close features in kitchen, bar, baths, office, bedrooms
- Imported Italian & Spanish tile in bathrooms, new
- Walker Zanger tile accent wall in powder room
- DuChateau European oak hardwood floors, new
- Wet bar in family room
- Newly upgraded RO water purification system
- New radiant heat system throughout
- Upgraded, owned solar system spanning 2 rooflines
- Zoned drip system throughout entire property with beautiful, mature, drought-resistant landscape
- 1 gas fireplace in family room
- 2 wood burning fireplaces – living room and front patio
- Pre-wired for 2 exterior spas
- New pool pump and lighting
- Fenced orchard with peaches, nectarines, lemons, apricots, plums, apples, cherries
- All new custom lighting throughout
- Interior completely repainted
- New screens on most windows