

- New Build Custom Home Completed 12/29/22
- All electric home built with California regulations in mind. As California transitions to remove gas powered furnaces and water heaters by 2030, this home will not require the level of investment needed by other homes built without these upgrades
- Custom cabinets with quartz countertops
- Kitchen appliances include Induction range for energy efficiency with stainless vent hood, trash compactor and microwave drawer in island
- Primary ensuite has flush floor shower and wide room doors
- Both bathrooms feature custom tile
- 10' ceilings in great room and primary bedroom. 9' ceilings otherwise.
- Crown Molding in Kitchen and living room
- LED Lighting
- Office with separate entrance
- 1830 sq ft main house with 187 sq ft front porch and 204 sq ft covered California room with LED lighting and outside ceiling fan
- Large backyard, home sits on roughly 1/3 acre
- 480 sq ft detached garage with 100 amp electrical service
- RV or boat parking
- Potential to add an ADU
- Drought tolerant, low maintenance front landscape with drip irrigation
- Instant hot water
- Hot water provided by heat pump water heater
- Solar with Nem2 designation- approved at the old rate structure and reimbursed at the retail rate not the current wholesale rate
- Milgard windows throughout
- Whole house surge protection
- Arc fault circuit protection in addition to GFI protection
- Fire sprinklers
- Technology closet with WiFi, irrigation controls, water heating and circulation.
- Heated and AC provided by high efficiency heat pump
- Ceiling insulation exceeding R57 created by a conditioned attic space with radiant barrier
- Wall insulation R19
- 6-inch exterior walls
- Exterior siding Hardie concrete board, stucco