

COMPASS



14141 HARTZELL COURT

Summit Hills
ATASCADERO - CALIFORNIA

2 BD 2.5 BA 2135 SF \$1,449,000

Property Overview Features:

- **Builder:** Harrod Built
- **Architect:** Michael Harrod Sr.
- **Year Built:** 2022
- **2 Bedroom, plus Den** (potential 3rd bedroom)
- **2.5 Baths**
- +/-2, 135 sq. ft
- +/- 10.62 acres
- **Secondary Building Pad**
- **Ocean & Mountain Views**
- **Borders BLM Parcel** (southern property line)
- **2 Car Garage**
- +/- 500 sq. ft. JADU (rough in, finish materials incl.)
- **Pivot Entry Door**
- **Polished Concrete Floors**
- **10' Ceilings**
- **9' Windows & Doors**
- **Fire Sprinklers**
- **Custom Lighting ***
- **"Life Source" Water Conditioning System**
- **Tankless Water Heater w/ Circ. Pump**
- **HVAC system w/Nest Thermostat ***
- **"Lutron Caseta" Switches & Dimmers ***
- **8 - "Lorex" Security Cameras ***
- **"Hunter" Ceiling Fans ***
- **Wifi Access Points & Power Center** (negotiable)
- **Starlink WIFI Satellite**

Kitchen Features:

- **DACOR "Modernist Suite" Appliances**
- **Microwave, Convection Oven w/ Radiant Heat, Warming Drawer***
- **Downdraft 5 Burner Cooktop***
- **Dishwasher***
- **Pot Filler**
- **Porcelain Tile Backsplash**
- **"Lutron" pop-up outlets**
- **On Demand Hot Water**
- **Secondary Water Filter @ Island & Fridge**

Living Room Features:

- **Floating Gas Fireplace** (remote controlled)
- **Dry Bar w/ +/- 100 Bottle Wine Fridge ***
- **Automatic Shades at Southwest Windows ***

Primary Bath Features:

- **Floating "Duravit" Vanities**
- **Custom Mirrors w/ Lighting Accents**
- **2-Kohler DTV+ Interface Control Panels ***
- **Overhead Fill for Soaking Tub***
- **Rain Shower, 2 Body Sprayers, Wand & Steam/Sauna Feature***
- **Towel Warmer**

** Indicates Smart and/or App Controlled*



ALL RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY

Junior Accessory Dwelling Unit (JADU) Material Inclusion List

(* similar material reference can be seen at home's existing full guest bath)

- 32" Matte Black "Duravit" Floating Vanity
- White "Duravit" Sink-top*
- Kohler Faucet & Drain Set*
- 32" Kohler Mirror w/ Lighting Accents*
- 60" Kohler Shower Pan*
- Kohler Thermo Control Shower Valve*
- Kohler Handheld Shower head & Bar*
- Porcelain Tile for Vanity Surround & Shower*
- Schluter Systems Trim for Tile*
- Kohler Shower Glass Enclosure*
- Kohler Toilet*
- Panasonic Recessed Exhaust Fan w/ Light*
- Frosted Glass Doors (2)
- LED Recessed "puck" lights (round & square)*
- 3-blade black ceiling fan - Hunter
- Solid Core Door (living/media entry)
- Pipe & wall insulation



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