



JENNIFER LERNER

## 3023 Rothbury Features All per seller

### **Exterior:**

- Extra insulated garage doors and Mitsubishi-Trane ductless heat pump in the garage provides AC in the summer and heating in the winter for complete 3-car garage temperature control.  
Garage also features insulated attic space and solar vent for airflow for extra storage.
- Back yard storage shed features temperature-controlled vent and electrical outlet.
- Front and back yard gardens feature infinity fountains.

### **All Bedrooms on Second Floor:**

- Primary bathroom features new shower door and Moen faucet handle.  
New whisper-quiet shower exhaust and LED light.  
New Moen vanity sink hardware.  
New ceiling fan with LED light fixture.  
New above-vanity LED wall lighting.  
New soft-close hinges on all bathroom cabinet doors.  
New door handle hardware on bathroom doors.  
Privacy film on bathroom outward-facing windows.
- All bedrooms feature new door handle hardware.
- Primary bedroom features new premium vinyl blinds.
- Guest bedroom features new premium vinyl blinds.  
New ceiling fan with LED lighting.
- Guest bathroom features new above-vanity LED wall lighting.  
New soft-close hinges on all bathroom cabinet doors.

### **General and First Floor:**

- New HVAC return/diffuser ceiling vents throughout the house.
- Stairway connecting first and second floor features solid Brazilian Cherry hardwood.
- Entryway features a stone mosaic compass rose pointing to true north.

# COMPASS

- Formal front library features solid Brazilian rosewood hardwood flooring. Built-in custom wall shelving with embedded LED lighting and cherrywood countertops.
- Family room features ceiling-height wiring for surround sound television viewing. Custom-made cased plantation shutter blinds. Custom-made fireplace mantel shelf made from native Honey Mesquite, sourced from the Texas Hill Country.
- Kitchen features custom coffered ceiling with recessed LED lighting. Custom made concrete countertops poured on-site. Extra-deep stainless steel kitchen sink with  $\frac{3}{4}$  horsepower disposal, new Moen faucet, and reverse osmosis water dispenser with under-counter filter access. Electrolux double wall oven with convection and dehydration modes. Electrolux 30" stovetop with a high-output 18,000 BTU burner. New ZLINE stainless steel vent hood exhausts directly outside, featuring four settings and directional LED task lighting. Tilting panel below stovetop features hidden special outlet capable of handling equipment requiring non-US electrical plugs. Kitchen island features unique mezzaluna-style sink and heavy-duty disposal, appliance barn slide-out drawer and dedicated electrical outlet, and built-in outward facing shelving perfect for a cookbook library or additional storage.
- Pantry features new LED ceiling light and an electrical outlet for a mini-fridge or microwave.
- Formal dining room features solid Brazilian rosewood hardwood flooring and custom wainscoting panels.
- First floor half bathroom/powder room features stylish black marble tile floor and vessel sink.
- Excluding formal library/dining rooms and powder room, first floor features continuous 18-inch Turkish travertine.

## **Fun Facts:**

- Home location is close to Kroger, Sprouts, Home Depot, Costco, and the Silverlake Shopping Center, just 5 to 10 minutes away!
- A Silverlake HOA community pool is located nearby. Sunset Lake, a small community park is only a 5-minute walk away, featuring breathtaking year-round sunsets.
- Water heater (2017): conventional tank water heater/gas/located in attic
- HVAC: Trane XR units, 15 SEER 2 units — one for each story/installed in 2023. Trane gas furnace installed in 2022.
- Roof Owens Corning Duration premium laminate asphalt/fiberglass architectural dimensional shingles, installed in 2021.