

23460 Cannondale Loop – Selling Features

- **Current Home Features:** Description
- **Custom Pool Design:** In Floor Cleaning System, wrapped pipes underground to equipment behind barn, large built in table in 4 seats, chiller, Pentair equipment, upgraded pebble tech
- **Fully Wooded on Rear, Left, and Right Elevation:** no back neighbors as person in cul de sac behind us owns property that will not be built on, fully wood sides so you do not see side neighbors
- **Partial Front Wooded Privacy:** trees throughout front elevation
- **Fully Gated around ALL 2 Acres:** Metal Gate at front elevation with gate opener, wooden fence sides and rear
- Barn 40' x 50':
- Barn Storage Loft
- **Climate Controlled Exercise/Flex Room in Bar:** Two Air Conditioners
- **Clopay Roll up Low-e Tempered Glass Doors:** 10' x 10'
- Big Ass Fan in Barn
- **Primary bathroom:** Kohler brass fixture and knobs, HUGE 2 person soaking bathtub- 42 in wide- double shower heads, overhead ceiling shower head and separate shower wand, large linen closet , his and her vanities, \$3000 statement chandelier, sconce lighting on mirrors
- **His and Hers Closets:** Built in wall of drawers in each
- **Reinforced Security and Safe Room:** Walls reinforced with 3/4" plywood, Murphy bookcase door with automatic opening and lock
- **Media Room Upstairs:** includes sonos speaker installed for surround sound, black out shades installed, Murphy bed wall (queen) installed for extra guest space
- **Plantation shutters:** all bedrooms and studies
- **Bar:** with ice maker and beverage/wine fridge and glass cabinets
- **Private Water Well:** Water Filtration System, high water pressure, whole home, pool and yard on well, valve to switch to city water
- **Moonlighting in Trees:** Controlled by App
- **Patio String Lights:** Controlled by App
- Gas Stove
- Gas Dryer
- Built in Refrigerator
- **Upgraded Microwave:** can also work as an electric convection oven
- **Double ovens:** "Smart technology"- can connect to app
- 220 Volt Outlet run in Garage and Barn
- Deep Freezer Dedicated Outlet in Garage
- Insulated Garage Space
- **Energy Efficient Home Design:** Very low usage of A/C units. Home stays cool with A/C on 75 degrees
- Raised Bed Gardens
- Irrigation System

- **Roofing System 150 MPH:** Standing Seam Metal- high dollar ice and water underlayment system, will qualify for class 4 impact insurance discounts
- **Sonos Music System Hardwired:** Office, LV Room, Kitchen, Summer Kitchen, Master, Guest Room, Office 2, Barn, Patio, Pool (speakers in ceilings and pool surround included, just need to bring their own base unit or sound bars)
- **IT Tower and switch:** included in office
- **Security cameras:** 13 installed and will stay with home= accessed through app and IT Tower
- **Internet:** Every bedroom has hard wired ethernet connections for TVs for streaming, wifi access points installed throughout home and barn so you have wifi on entire property
- Epoxy Floors in Garage & Exercise Room
- **Electric Fireplace:** with cultured stone to ceiling
- **Summer Kitchen with Grill and Sink:** includes outdoor beverage fridge
- **Outdoor Entertainment TV:** large 960 covered covered patio with additional square footage uncovered connecting to pool- all travertine (color philadelphia)
- **Low Water Bill:** Minimal water bill \$37 a month- well water for house
- **Exterior Hardwired Landscape Lighting:** up lighting, landscape lighting and lighting on columns on automatic switch for dusk to dawn lighting
- Kohler generator with transfer switch
- **Interior "smart" light switches:** certain switches throughout home are "smart" capable and can connect to app
- **Alarm system:** front and garage door security panels installed and stay with home- just have to add monitoring- which is about \$20 a month.
- **Walk in closets:** 2 of 3 secondary bedrooms have walk in closets with storage space
- **En suite bathrooms:** 2 of 3 secondary bedrooms have ensuite bathrooms
- **Quartz countertops:** all quartz, including outdoor collection quartz in outdoor summer kitchen
- **Kichler fans:** Kichler fans an remote controls installed in certain rooms
- **Exterior:** 100% masonry- brick wood look stone, cedar accents above windows
- **Cabinet lighting:** upper cabinet and undercabinet lighting in kitchen and bar
- **Butler area:** with under cabinet lighting
- Large pantry with shelving
- **High ceilings throughout home:** 24 foot ceilings in kitchen/dining/living room area with trusses, 10 to 12 foot ceilings elsewhere
- **Floor plugs:** in both front offices and living room
- **4-5 bedrooms:** second office has large walk in closet so could be used as bedroom or flex space
- Double metal and glass front entry door
- Windows overlooking entire patio area in L shape
- **Front covered porch:** 143 square foot front entry coverage porch with travertine, cedar columns and large chandelier
- **Smart door locks:** exterior entries- all smart with keypad
- **Laundry room:** oversized laundry, gas hookup for dryer, large farmhouse sink and space for secondary fridge and lots of cabinet storage