

2131 BANCROFT LANE

LUXURY FEATURES & SIGNIFICANT UPGRADES

An exceptional Pelican Builders residence showcasing premium finishes, architectural details, smart-home technology and substantial recent improvements.

MAJOR RECENT IMPROVEMENTS

- **NEW ROOF – 2024** — Complete GAF roofing system with enhanced roof-deck protection, leak barriers, premium components and two solar-powered attic ventilation units.
- **NEW HVAC SYSTEMS – 2021** — Two premium Comfortmaker two-stage HVAC systems with variable-speed technology.
- **WHOLE-HOUSE AIR PURIFICATION – 2020** — Two Air Scrubber ultraviolet air-treatment systems.
- **NEW TANKLESS WATER HEATERS – 2020** — Two Navien on-demand hot-water units.
- **ELECTRICAL UPGRADES – 2024** — Electrical panel upgrades with whole-house surge protection.
- **ENHANCED SAFETY SYSTEMS – 2024** — Nine upgraded fire and carbon monoxide monitoring devices.
- **WINDOW ENHANCEMENTS – 2023** — 3M UV-protective coating applied to all windows.
- **UPGRADED PATIO DOORS – 2020** — Sierra Pacific aluminum-clad wood exterior doors with five-point locking systems.

ARCHITECTURE & INTERIOR FINISHES

- **Builder & architect** — Pelican Builders, Inc.; The Hopkins Company Architects.
- **Private elevator** — Serves all four levels; professionally serviced and inspected October 2025.
- **Ceilings** — 11-foot ceilings in main living and kitchen areas; 9-foot ceilings in bedrooms and bathrooms.
- **Flooring** — Solid walnut hardwood flooring with wide-plank chevron detailing.
- **Doors & hardware** — Solid-core interior wood doors; Baldwin interior and exterior hardware.
- **Closets** — Custom-designed primary closets by SpaceManager / Closet Co.
- **Bathrooms** — Victoria + Albert freestanding bathtub; Kohler sinks and toilets.
- **Lighting** — Visual Comfort fixtures in kitchen and powder bath; Restoration Hardware in primary bath.

GOURMET KITCHEN & ENTERTAINING

- **Appliances** — Wolf, Sub-Zero and Bosch.
- **Countertops** — Statuary Venato marble kitchen counter and leathered Monte Blanc quartzite island.
- **Plumbing fixtures** — Rohl and Newport Brass.
- **Conveniences** — On-demand hot-water dispenser; two beverage/wine refrigerators.
- **Fireplace** — Gas-log fireplace with Heatilator.

SMART HOME & MODERN CONVENIENCES

- **Automation** — Control4 system for televisions, audio and lighting.
- **Garage** — MyQ automatic garage opener.
- **Systems** — Whole-house surge protection, air purification, safety monitoring and tankless hot water.

EXTERIOR FEATURES & ADDITIONAL ENHANCEMENTS

- **Roof & drainage** — 2024 roof replacement; full gutter system with aluminum downspouts.
- **Ventilation** — Solar-powered attic ventilation.

- **Exterior** — Freeze-resistant hose bibs and gas lanterns at garage.
- **Other** — HomeTeam pest-control system; wood-frame construction with studs 16 inches on center.

PREMIUM BRANDS

Wolf | Sub-Zero | Bosch | Navien | Comfortmaker | Control4 | GAF | Sierra Pacific | Baldwin | Rohl | Newport Brass | Victoria
+ Albert | Kohler | Visual Comfort | Restoration Hardware

A thoughtfully maintained luxury residence combining timeless design, premium materials and significant recent capital improvements.