

# Maison de Vie

***Bedrooms: 6***

***Bathrooms: 6 ½***

***Main house: 6,428 Sq. Ft.***

***Guest house: 876 Sq. Ft.***

***Total livable: 7,304 Sq. Ft.***

***Lot size: 1.074 acres***

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## **Mechanical, Electrical & Plumbing:**

- Two main mechanical systems
- Main electrical panel in mechanical room (by primary suite)
- Secondary panel in casita
- Two sub-panels total
- 400-amp panel with EV charger in each garage bay
- Tankless gas water heaters
- Carrier HVAC systems (high SEER efficiency)
- Spray foam insulation in roof and side walls; batt insulation in all interior walls
- Gas appliances: dryers, range/oven, water heaters, pool, and spa

## **Technology / Smart Home:**

- Fully prewired for A/V, sound, lighting, and security
- Control4 system integrates alarm, lighting, sound, and fireplaces
- All contact sensors active for alarm and integrated into Control4
- AV zones: living room, kitchen, primary suite, bonus room and ramada installed by Sounds Efx
- Outfitted for motorized shades in all rooms
- Cell gate call box system at driveway

## Exterior & Construction features:

- **Roof:** cedar shake
- **Exterior lights:** Bevolo gas lanterns, Visual Comfort sconces
- **Pool & Spa:** gas heated with in-floor cleaning system and LED lighting (Depth – 6 feet) *Pool is chlorine but can be modified to ozone or salt system.*
- **Windows/doors:** Pella casement windows & doors
- 2x6 construction
- Natural limestone detailing
- Brick veneer in Texas Brick finish
- Copper chimney accents
- Lumbar corbel detailing
- Western red cedar wood exterior gates
- Synthetic smooth stucco finish
- Tongue & groove ceiling on covered patios
- Porcelain paver patios and walkways
- Exterior gas fireplace in Ramada and gas firepit

## Interior features:

- **Ceiling heights:**
  - Kitchen & dining: 12 ft
  - Great Room & Primary suite: 10 ft
- **Interior doors & pocket doors:** solid poplar, stain-grade with soft close
- **Baseboards:** 8-inch solid poplar
- **Air vents:** architectural design in oil-rubbed bronze
- **Front door:** custom by Door Works in black lacquer finish
- **Hardware:** Emtek door hardware and Ashley Norton cabinet hardware
- **Flooring:** engineered white oak hardwood, porcelain tile in mudroom and laundry
- **Cabinetry:** Burdette cabinetry throughout; white oak in kitchen and primary bath
- **3 interior gas fireplaces:** Great room, Dining Room, Primary suite

## Great Room:

- **Foyer:** Orec material crown detailing – hand cut marble and natural stone flooring with brass transition pieces
- Hardwood box beam ceiling detail (stained)
- Integrated AV and surround sound
- Limestone surround gas fireplace

## Kitchen:

- **Cabinetry:** white oak by Burdette cabinetry
- **Countertops:** calacatta capixaba marble
- Kohler sink, prep sink and Kohler faucets
- **Appliances:**
  - 60” Wolf gas range
  - Plaster hood with Wolf insert
  - Wolf wall oven and steam oven
  - Wolf microwave

- Wolf built-in coffee maker
- 36" Sub-Zero column refrigerator and 36" column freezer
- Sub-Zero refrigerator drawers
- Scotsman ice maker
- Cove dishwashers (2)

### **Butler's Pantry:**

- **Appliances:** Sub-Zero 36" fridge/freezer (top and bottom), Cove dishwasher
- **Countertops:** Calacatta UMBER marble
- Marble backsplash
- Kohler sink and faucet

### **Dining Room:**

- 12-foot ceiling height
- Chandelier by Visual Comfort
- Hand-carved limestone fireplace
- Crown molding and wainscoting by Arcadia Trim Co.
- Closed-cell insulated wine room
- Cork and gold leaf wallpaper ceiling detail
- Calacatta umber marble bar countertop

### **Wine wall:**

- 144 bottle wine capacity
- Closed cell insulation
- Non temperature-controlled but is prepped for future conversion

### **Primary bedroom & Primary bathroom:**

- White oak cabinetry in Primary bath
- Soaking tub
- Kohler faucets and fixtures
- Calacatta capixaba marble vanity countertops
- Marble and wood flooring with brass transition inlay
- Coffee bar with Wolf coffee maker and refrigerator drawers

### **Laundry Room:**

- Granite countertops
- Porcelain tile flooring
- Electrolux washer and dryer
- Poplar stain grade solid wood pocket doors

**Lighting:**

- Architectural recessed ceiling lighting by Visual Comfort
- Trimless fixtures with warm color tone
- Bevolo exterior gas lanterns and sconces by Visual Comfort

**Garage:**

- Commercial-grade German door motors
- Solid wood, custom manufactured garage doors
- Each garage bay equipped with EV charger

**Casita:**

- Separate mechanical unit and electrical panel
- **Kitchenette:** Cove dishwasher, Wolf microwave, Wolf gas range
- **Countertops:** Calacatta umber marble
- Stackable Electrolux washer and dryer