

126 Pioneer Passage – Features Listing

HIGHLIGHTS

- Built by Nalle Custom Homes in 2012 – Move in Ready!
- Natural Travertine Stone and Hickory Hardwood Flooring Throughout
- Vaulted Entry with Lighted Art Alcove
- Huge Cooks Kitchen with Professional Grade Stainless Steel Appliances, Center Island, Breakfast Bar and Breakfast Room
- Separate Dining Room off Entry with Separate Wet Bar Area
- Large Living Area with Built-in Entertainment Center & Limestone Fireplace (never used) that opens to Back Patio and Pool Area
- Large Master Bedroom with Private Pool Entry and Shaded Patio
- Large Master Bath with Dual Shower Heads, Freestanding Soaker Tub and Walk-in Closet
- Large Private Guest Bedrooms with Walk-in Closets
- Large Study includes Library Shelving, Glass Door and Private Alcove with Built-in Desk
- Large Jack & Jill Bath between Guest Bedrooms with Oversized Soaker Tub and Dual Sink Vanity
- Private Hall Bath with Full Shower for Additional Guests
- Back Entry has Large Mudroom with Storage
- Large Laundry with Washer Dryer Hookups (electric & gas), Refrigerator Water Line, Storage and Separate Deep Stainless Sink
- Large 3 Car/SUV Garage with Grand Circular Drive, Storage, Separate Entry Door and Windows
- 16x16 Detached Building with Storage, Windows and Garage Door
- Extra Storage in Large Double Door Linen & Coat Closet off Hallway
- Large Covered Back Patio with Outdoor Speakers and 3 Ceiling Fans
- Huge Heated Saltwater Pool with Tanning Deck, Programmable LED Light Package, Remote Pool Controller, Fountain Bubblers and Robotic Pool Cleaner
- Dual Zone Energy Efficient Heat Pumps with 2 Touch Pad Thermostats
- Two 50 Gallon Natural Gas Water Heaters with insulated recirculation pump
- Water Softener Loop Connection in Garage
- Electric Car Charging Plug in Garage
- Large Fenced Lot with Whole Lot Automatic Irrigation System and Extensive Landscaping
- Wired for Cable, Surround Sound & Security System – Outdoor Speakers at Pool Area
- 10 year Engineered Foundation – Post Tension Cable – 3000 psi with dropped showers in all baths.
- 100% Masonry Exterior – All Exterior Trim/Soffits are Hardi Material – Low Maintenance
- Everything Upgraded from Builder's Choices – Specifics Below

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UPGRADES

- ❖ Upgraded Builder Appliance Package to Professional Style Stainless Steel Appliances
 - Thermador 48" Professional Series Pro Grand Commercial Depth All Natural Gas Range with Stainless Steel Knobs; exclusive large 5.7 cu ft capacity oven & 2.5 cu ft side oven with convection, high BTU broil, pre-heating, warming and proofing features; exclusive tri-sealed 6 Star Burners with ExtraLow Simmer and High 22,000 BTU Power Burners; SoftClose doors; 6 adjustable racks and Titanium Surface Griddle
 - Thermador 48" Professional Series Canopy Wall Mount Hood with 1000cfm internal in-line blower, 3 fan speeds, Infrared Keep-Hot Lamps and Baffle Filters
 - Thermador 2.0 cu ft Masterpiece Series Built-in Microwave with Stainless Steel Trim, 1200 watts, sensor cooking/reheat functions, popcorn program, 10 power levels, quick defrost and keep warm modes
 - Thermador 36" Built-in Freedom Bottom Freezer Refrigerator with Pro Handles and Stainless Steel Panels, Filtered Ice Maker, Heavy Duty Hinges with Full Extension Doors, Cantilever Racks for Ultimate Adjustability, Full Width Glass Shelving with Metal Trim, Full Height Doors, Extra Bright LED Sidewall & Theater Lighting, Electronic Controls, Carbon Air Filter, Gallon Door bins, Full Width, SuperCool and SuperFreeze features, Economy & Vacation modes and Dual Compressors/Evaporators
 - Thermador Sapphire Series Fully-Integrated Dishwasher with Pro Handle; 6 Programs; Sapphire Glow internal light with Blue Power Beam operating indicator; adjustable racks, flexible 3rd rack & folding tines; Crystal Protection System; PowerBoost option to increase water temperature; Sens-A-Wash, Extra Dry and Hand Wash options all with Powerfully Quiet 42 dBA rating and high grade stainless steel interior
 - Kitchen Aid Architect 18" Ice Maker with Max Ice and Clear Ice Technologies
 - Marvel 24" Professional Under Counter Lockable Wine Cellar with Pro Handles, 54 bottle capacity, 6 glide out shelves and a 6 bottle wine cradle, blue LED interior display and temperature control lighting, close door assist, stainless steel rack fronts and dual pane UV resistant glass
- ❖ Upgraded Counter Top Selections from Granite to Level 6 Rainforest Brown Marble on all Counter Tops, Back Splashes and Master Shower Seat throughout.
 - Material is denser than granite - doesn't stain, absorb liquids or require yearly sealing.
- ❖ Upgraded Doors, Moldings & Trim Throughout
 - All windows trimmed and cased out
 - Wrapped beams and columns
 - Custom stained special order Knotty Alder front door
 - Recessed 3 panel craftsman style interior doors

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- Custom stained glass panel doors in Study and Pantry
- Double exterior doors with glass from Living Room to Pool and Patio
- Additional exterior doors with glass at Dining and Master Bedroom leading to Pool and Patio
- Added 4 pocket doors
- ❖ Upgraded Cabinetry and Built-ins throughout
 - Custom Built Knotty Alder Cabinetry
 - Extensive library shelving and alcove with private built-in desk area in Study
 - Large built-in Entertainment Center in Living Room
 - Large built-in Mudroom cabinetry with coat/hat hooks, bench and storage
 - Kitchen cabinetry Includes a silverware drawer, spice pull-out rack, plate drawer and sponge holders.
 - Wet bar cabinetry includes wine rack for storage and sponge drawer
 - Laundry cabinetry includes storage over washer dryer area, hanging rack and sponge drawer
 - Kitchen Breakfast Bar includes wrap-around stone facing
- ❖ Upgraded Flooring Throughout
 - Sealed 18x18 in Travertine stone flooring in Entry, all Baths, Kitchen, Breakfast room, Mudroom, Wet Bar, Laundry and Hallway off Kitchen – additional boxes stored in attic
 - Southern Traditions 100% Artisan Hand-Carved Engineered Hickory Hardwood Flooring, Rio Grande Series in designer 4-5-6 inch Random Widths, Laredo color, 8 coats of Valspar Ultra-Transparent Aluminum Oxide Finish, Residential 50-Year Finish Warranty – additional boxes stored in attic.
 - Continued in all closets and storage areas
- ❖ Upgraded Wall Tile to Interceramic Glazed Color-Body Porcelain in all Baths
 - Oxide Argilla Color
 - Rectangular 11.5x23 Inch stacked
 - Rectified edge
 - “Copper – metallic look” glazing
 - Class 3 Durability Rating
- ❖ Upgraded Plumbing Fixtures Throughout
 - Elkay Gourmet Under Mount Stainless Steel Sinks in Kitchen, Laundry and Wet Bar with Elkay Explore Series Lustrous Steel Pulldown Faucets in Kitchen and Laundry, Elkay Explore Bar Faucet in Wet Bar and Elkay Explore Soap Dispenser in Kitchen
 - Large 32” Kohler Archer Soaking Tub in Jack & Jill Bath
 - Large 72” Kohler Freestanding Escalade Soaking Tub in Master Bath with Oil-Rubbed Bronze Cheviot Tub Filler & Handheld Shower

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- Kohler Highline Comfort Height Elongated Bowl Toilets with Kohler Wellworth Oil-Rubbed Bronze flushers in all Baths
- Designer Oil-Rubbed Bronze Ashfield and Saxton Pfister faucets, shower heads and controllers in Master and Jack & Jill Baths
- Designer Oil-Rubbed Bronze Delta Dryden Faucet, Two-in-One Shower Head and Controller in Hall Bath
- Porcelain Under Mount sinks in all Baths
- Hansgrohe Talis C Beverage Faucet in Steel Optik with Water Filtration System in Kitchen
- Frameless shower enclosures
- Insinkerator disposal in Kitchen

- ❖ Upgraded Builder's Vinyl Windows to Andersen 100 Windows Throughout
 - Made of Fibrex composite material which is 2 times stronger than vinyl
 - Low-E Glass and full perimeter weather stripping
 - Durable, low-maintenance matte finish – will not fade, flake, blister or peel
 - Custom integrated color on exterior (Terratone) and interior (White)

- ❖ Upgraded Fencing with Stone Columns from Builders Choice
 - Special Order from Elite Fence Products, Inc. in Michigan
 - All weather, no maintenance Commercial Grade Aluminum in Quaker Bronze
 - Encloses entire backyard of lot
 - 1 Double Drive Through Gate and 2 Walk Through Gates – All Lockable

- ❖ Upgraded flatwork
 - Extensive Grand Circular Drive
 - Sidewalks in Front and Back Yards connecting front entry, driveway, back patio and storage building

- ❖ Upgraded garage doors
 - Oak Summit 1000 RE 30 with Windows in Main 3 Car Garage
 - Oak Summit 1000 door without windows in Detached Building
 - Integrated factory color (Terratone) which matches Andersen windows (not painted by Builder)
 - Garage Door openers on all doors with additional coded entry boxes

- ❖ Upgraded Landscaping & Irrigation
 - Whole lot sod and automatic sprinkler system
 - Extensive plantings at several stages to fill out beds at house and fence area
 - Includes 11 large live oak trees
 - Star Jasmine on Fence Line
 - Other plantings are freeze hardy so no covering or special maintenance is required during winter

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- ❖ Upgraded Pool and Patio Area
 - Extended to shade and offer covered entry from Pool at Master Bedroom
 - 3 Remote Controlled Minka Aire Rotating Ceiling Fans
 - Outdoor Speakers controlled from Entertainment Center in Living Room
 - Easy Flow from Living and Dining Areas with Added Exterior Doors
 - Natural Gas Plumbed for Outdoor Grill
 - Large Low Maintenance Salt Water Pool with Natural Gas Heater
 - Iridescent Pool Tile on Coping – extra boxes of tile stored in attic
 - Jandy LED Programmable Light System
 - Large Tanning Deck with Floor Mounted Fountain Bubblers
 - Smooth Diamond Brite Aggregate Pool Finish in Tahoe Blue
 - Pentair Pool Equipment including Legend Robotic “Kreepy Krauly” Pool Cleaner
 - Remote Control for Pool Equipment, Cleaner and Light System
- ❖ Upgraded ceiling fans and light fixtures package
 - Interior and Exterior Minka Aire Ceiling Fans with Remote Controls
 - Recessed Can Lighting – both interior and exterior
 - Added Exterior Flood Lights at Back of House and Detached Building controlled from Living and Master
 - Added Exterior Garage Door Lighting
 - Added Additional Interior Garage Lighting
 - Murray Feiss and Minka Lavery Interior Fixtures
 - Savoy Exterior Fixtures
- ❖ Upgraded HVAC from Carrier to York
 - Dual Zone York Affinity Heat Pump 16 SEER system with 2 touch screen thermostats and Electric Furnace
 - Natural Gas is plumbed to the attic, but York does not recommend a gas furnace with their heat pumps because of lowered efficiency ratings
 - 16 SEER system may support future addition (dependent upon size)
- ❖ Upgraded Insulation
 - R13 batt and R38 blown insulation instead of spray foam
 - Preserves ability to add solar panels or second story addition without costly spray foam removal charges
 - Interior walls soundproofed at bathrooms, laundry, master bedroom and re-circulation pump areas
- ❖ Upgraded smooth orange peel sheetrock interior finish with Benjamin Moore paint
 - Extra paint stored in attic with extra travertine, pool tile and hardwood flooring

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- ❖ Natural Gas services the range, water heaters (2 @ 50 gal each) with recirculation pump, pool heater, fireplace and back porch for outdoor grill
- ❖ Septic system sprayers located in front yard to keep away from pool entertainment areas and allow for future water well behind detached building