

ADDITIONAL FEATURES OF HOUSE:

319 FALCON TRAIL

VONORE, TN 37885

- Covered boat dock w/ storage closet and 7,000LB dual direct-drive boat lift currently sized for 24' Pontoon boat. Fresh water at dock and full 240V electric service w/ subpanel in closet. Full GFCI protection on all circuits.
- Additional 3,000LB manual-lift shore station for another boat or watercraft.
- Fully encapsulated & sealed crawlspace with dehumidifier.
- Rinnai tankless water heater – natural gas. Located in crawl space.
- Cyclovac whole-house central vacuum system with in-wall hose storage. Includes accessories.
- 2 separate high efficiency Carrier HVAC systems: 1st floor is a natural gas furnace with a/c and 2nd floor is a heat pump.
- 2 additional areas that are NOT included in the square footage listed: Sunroom and partially-finished Storage Room on second floor.
- All 4 bedrooms have extra-large walk-in closets.
- SunSetter awning on deck with remote control in house and wind sensor to automatically close awning in high winds to prevent damage.
- Gutter guards installed on all gutters.
- Thermador natural gas 36" cooktop, Thermador electric double convection oven, Thermador dishwasher, LG refrigerator and GE built-in microwave.
- Custom-Built furniture grade clear (knot-free) cherry used on kitchen cabinets, built-in bookcases on each side of fireplace, master bedroom closet built-ins, laundry room cabinets and bathroom vanities. Many kitchen cabinets have roll-out inserts and all have soft-close drawers.
- High-End plumbing faucets from Grohe & Moen including electronic valve system in master shower with remote.
- Plumbing fixtures are all Kohler (or similar) products.
- Garage sink for outdoor cleanup prior to entering house.
- Smart Home Technology utilization where appropriate and feasible including:
 1. Certain light switches – Controlled through the app from MyQ, Kasa or Smart Things.
 2. Honeywell thermostats – Controlled with the Honeywell app called TCC.
 3. Shades in the Great Room for windows on each side of fireplace controlled with the Smart Things app.

4. SimpliSafe security system, currently central-station monitored 24/7, including indoor security camera, smoke & fire alarms and water leakage, controlled with the SimpliSafe app.
5. Neighborhood front-gate access control with the Sierra Access app.
6. 5 outdoor security cameras accessed and controlled with the Alibi Witness app.
7. 6-Zone outdoor irrigation system that draws from the lake and is controlled by a RainBird irrigation controller on the side of the house which is also online and controlled by the RainBird app.
8. Liftmaster garage door opener with MyQ system to control opener and outside lights through the MyQ app.
9. Whole-House 6-Zone stereo music system with amplifier and controller currently integrated with SONOS wireless speakers throughout the house, controlled with the SONOS app.