

A detailed Description of the Property

1527 Fordham Court is a Smart Home

A future-proof Cat6A Network cable is installed throughout entire house allowing speeds up to 10 Gbps when the equipment becomes available

A location with Ethernet jack and power is built in the hallway available for Wi-Fi extender or second router

A location with power outlet is available for a whole-house control panel

A coaxial cable is installed allowing radio amateurs to connect external VHF/UHF antenna to transceivers located in Master Bedroom and office

Lighting

Smart remotely controlled switches are installed in Family Room and Kitchen

- Slow-dimming switches with memory installed in the remaining rooms
- Motion-sensing switches installed in bathrooms and walk-in closet
- A smart timer fan switch installed in the Master Bathroom

High-efficiency lights, all LED, color coordinated with paint and floors

Outdoor LED lighting in front, back and side yards

Security

- All rooms and garage have motion sensors installed
- Several interior cameras are installed and wired, including garage
- Several locations on the exterior wired for cameras
- Front door has keyless lock
- Wireless door chimes are installed at the entry and the bedroom hallway

Earthquake proof construction

The house was completely re-built in 2015-2016 with all sheetrock and stucco removed and all frame and roof lumber in question replaced. The front of the house is supported by three steel beams anchored into an 18-inch concrete cubes. The beams are tied to the frame, which is covered by $\frac{3}{4}$ inch composite sheeting. The subfloor is supported by multiple concrete poles tied with the foundation. All walls are anchored to the foundation with steel bolts per latest code. Constructed of steel-reinforced concrete. All walls and roof are covered by composite $\frac{3}{4}$ inch sheeting or exterior-grade plywood.

Most of the roof is covered with new 40-year fireproof asphalt composite shingles; half of garage shingles are ten years old. All new plumbing and electrical were installed in 2016, including the external piping to the street.

Insulation

Fiberglass mats are installed under all floors. Roof is insulated with sandwiched aluminum clad foam sheets, one foot thick in total

A/C and Heating

Two independent HVAC zones with Nest thermostats, one for the public area, and one for the bedrooms. New high efficiency multiple speed furnace and air conditioning unit.

Water heaters – two independent gas water heaters:

Kitchen / laundry: high efficiency tank water heater

Bathrooms: exterior-mounted tankless water heater with capacity for two simultaneous showers

Floors – Commercial Grade Pergo Laminate flooring in most of the areas, kitchen and bathrooms: ceramic tile, entry and master bathroom: natural stone tile. Kitchen tiles are 48 inches-long and water and scratch resistant.

Thermal Windows

Dual-pane vinyl windows block ultraviolet radiation (UV) and infrared (heat) portion of the light spectrum.

Custom window coverings: light filtering for the public area and dual light blocking/privacy screen in all bedrooms.

Custom large three-section door for the living room; opens completely into the backyard.

Formal Entry Hall

Natural stone tiles

Custom Front door

Keyless lock, remote control and alarm capable

Cathedral lighting

Kitchen

Modern open design with four lighting zones and valances over cabinets

Quartz custom countertop

Thomasville lifestyle-designed kitchen cabinets with self-closing doors, plywood only, no MDF

Center island with seating for four

Large Pantry

Samsung Counter-depth Flex Refrigerator

Bosch Gas Cooktop

Bosch Exhaust Fan Hood

Bosch quiet dishwasher

Recycled Glass Tile Backsplash – easy to wash

Bosch eye level oven

Microwave oven

Four lighting zones

Floor: 48-inch ceramic tile

Family Room

Astria Fireplace double-sided see-through linear gas fireplace with remote control

Natural stone tiles on the floor and on the wall around fireplace

Wired with Ethernet, HDMI and audio for 5+1 home theater system.

Wall-mounted Sony Bravia 4K 65-inch smart TV (Android)

In-floor outlets for rear speakers
Wall-mounted rack for receiver and media computer

Living Room

Custom designed patio door with matching windows on the top
Three-zone smart lighting
Remote controlled custom designed shades
Triple Crown Molding

Master Bedroom

Windows with custom dual shades: light blocking/privacy
Private entry
Two lighting zones with dimming recessed lighting
Holographic Electric Fireplace with separate thermostat and remote control
14 x 5-foot Walk-in Closet with double doors and motion sensing lighting
Wall-mounted Vizio 4K 55-inch smart TV (Android)
Yamaha sound bar above TV

En-Suite Master Bathroom

Walk-in shower for two
Blue Ocean 64-inch Stainless Steel Shower Panel with Shower, Rainfall, Body Nozzles and Handheld Wand Shower Head
Vigo Frameless Sliding Shower Door
Natural stone tile inside the shower, on the walls and on the floor
Custom-designed Thomasville lifestyle vanity with self-closing doors, natural stone countertop, Kohler under mount sinks and stainless-steel Grohe faucets
Full-wall custom-cut mirror
Lighted fan with timer for removing humidity
Separate toilet compartment with motion sensing switch, night light, and utility cabinet
Kohler Low-Flush Toilet
Kohler Soaking Triangular Bathtub for Two

Second Bathroom (for bedrooms 2 and 3)

Motion sensing switches
Dual lighting
Ceramic tile
Kohler bathtub and low-flush toilet
Martha Stewart vanity with natural stone countertop
Stainless steel Grohe sink faucet
Delta multifunction massage shower head

Hall/bedrooms

Nest Thermostat
A separate Wi-Fi extender
Two additional bedrooms open off the hall
One bedroom with large closet with full-size mirror doors
One bedroom with double closet

Both bedrooms have dimming switches with memory, two lighting zones, custom dual shades (light blocking / privacy)

Office/bedroom 4

Two lighting zones with dimming switches

Single closet

All network, cameras, sprinkler timers, broadband cable wired to this room

Guest bathroom

Thomasville lifestyle vanity with self-closing doors, manufactured stone countertop, Kohler under mount sink and stainless-steel Grohe faucet

Kohler Low-Flush Toilet

Ceramic tile floor

Dual lights

Motion-sensing switch

Front and back entry

Front porch: natural stone (travertine) tile

Rear 10x10-foot deck; travertine tile on concrete base.

Wall-mounted LED lights and outlets.

Color coordinated table with six chairs and umbrella

Front, side and back yards

LED lights and outlets

New fence on the right side

Irrigation systems for front and back yards with timers

2-car Garage

Two steel remote-controlled garage doors

Interior finished and painted

Commercial-grade LED lighting

Motion sensor and camera

Vertically stacked high-capacity LG washer and dryer

Tank water heater for kitchen and laundry use

Ample storage includes numerous customizable shelves and cabinets

An additional closet with insulated door and shelves

House exterior

- Natural stone and stucco in front
- Stucco on the sides and back
- Pergola above the garage
- Self-cleaning aluminum color coordinated gutters and downspouts