

45 MAKAWELI SPECIAL FEATURES

INTERIOR:

- *Insulated for energy efficiency and sound*
- *ADA accessible bedroom and bathroom*
- *9-1/2 foot ceilings with stained cedar recessed details in living, dining and master bedroom*
- *Pella fiberglass windows and doors with low e-glaze for energy efficiency*
- *Smooth finished drywall with bull nose edge detail*
- *18" inch x 18" inch Marble flooring in living, kitchen, dining area and hallways*
- *Travertine tile flooring in bathrooms and shower stalls*
- *Koa wood laminate flooring in bedrooms*
- *CAT 5 wiring throughout the house including open patio*
- *Cable and WIFI throughout*
- *Home speaker system*
- *Structural wiring panel for additional electronic accessories*
- *Security alarm system*
- *Dual central A/C system*
- *Dual solar water heaters totaling 200 gallons*
- *18 Foot custom mahogany pocket doors in living room adjoin patio and pool area*
- *Cherry wood cabinetry with self closure drawers*
- *Under cabinet lighting in kitchen and laundry room*
- *Granite counter tops*
- *Viking professional stainless steel*
- *Wine cooler*
- *Sound proof media room with 77" roll down screen and projector*
- *His and hers walk in closets with closet system (including jewelry drawers) done by "Organized Living"*
- *Dual shower system including 8 shower heads, body sprays and soaker head*
- *German "HansGrohe" fixtures in master shower stall*
- *Kohler toilets*
- *Bosch washer/dryer with built in pedestal*
- *Maple cabinets in laundry room with pull out drawer ironing board*

EXTERIOR:

- *Underground drain system for roof drainage*
- *Driveway gate with commercial grade motor*
- *Wood framed construction with stucco finish over plywood sheered-tyvek wrapped-dense glass sheathing details*
- *Crown molding details around entry*
- *Monier tile roof with MLT tile seal*
- *Hand carved, stamped and stained concrete on all exterior walkways*
- *Landscaped with sprinkler system and pre-wired for outdoor lighting in front*
- *36 x 15 foot pool with 3M Color quartz crystal lining*
- *Spa*
- *Cascading waterfall*
- *Open patio with speaker system*
- *Built in Viking gas BBQ grill and wet bar in open patio*