



PROPERTY HIGHLIGHTS

49 Old Stagecoach Pass

PROPERTY HIGHLIGHTS AND FEATURES

- Two high-efficiency furnaces with three zones and steam humidification.
- Two tankless water heaters with recirculation for immediate hot water to all faucets and showers
- Reverse osmosis water filter to both Fisher Paykel refrigerators and insinkerator instant hot water.
- Smart home with Alexa, Google, Apple voice control to 90% of lights, all three zones of furnace, outdoor fireplace. Ring alarm with indoor and outdoor cameras.
- Sonos surround sound with six separate zones, including two outdoor zones.
- Restoration Hardware light fixtures throughout.
- 57" Ruvati Sink with dual faucets
- Golf learning Center/theater room, with 4K projector and power shade to block outdoor light while watching a movie or using the Golf simulator. (Golf computer, GCQuad, Swing catalyst balance plate and swing cameras not included with the sale of the home)
- Theater zoom includes Love sac sofa with integrated, Harmon Kardon 5 channel surround sound and cordless phone charging.
- Foam insulation throughout home, with Custom Window's door, LoE 20-year warranty.
- All appliances are less than 6 months old and include dual Fisher Paykel refrigerators, GE café appliances including GE café commercial 48" dual oven range LG styler Smart Steam Closet
- LG Oled 65" TV, with Sono's sound bar and subwoofer, motorized mount TV with heat detection for comfortable viewing of TV.
- Camina and Schmid fireplace
- 1300 sq ft. garage, with two floor drains, 75,000 BTU furnace, retractable bay curtain and 600lb. storage lift.
- 28 x 5' storage closet with access from the garage.
- 50Amp EV outlet in garage for level 2- EV chargers
- Anker Battery back-up connected to twelve zones and ability to be connected to solar panels in the future.
- 9-person hot tub.
- Yarbo-Fully Automated Robotic Snowblower. See it in action at [Snow Blower - Yarbo](#)
- \$200,000 legacy membership included buyer to pay for transfer fee.
- Furniture and exercise equipment included.

EXCLUSIONS

- Dewalt toolboxes, all tools in garage.
- Small decorative items and kitchen wares.