

## Home Feature and Updates

-Energy efficient on a coveted MDU load management system (see the low annual utility costs for gas and electric), comprehensive security system with indoor and outdoor cameras, monitoring of temperature, glass breakage, motion detection, water, carbon dioxide from your phone

### Outdoor:

- Fenced in back yard
- Cedar hardwood siding -beautiful condition
- Generac Generator
- Additional parking for plenty of guests
- Stained concrete sidewalks
- gutters and downspouts, shingle roof
- Jacuzzi off the primary bedroom
- Mature Landscape
- Underground Sprinkler system with timer
- Scheduled yard care and snow removal
- Wrap around deck in outstanding condition spans the full length of the back and side with solar accent lighting

### Indoor:

- 3 Ceiling fans in upper and lower levels
- Wooden Blinds and honeycomb shades
- Hard wood floors, luxury vinyl plank, tile, new carpet
- LED lighting, dimmers, Lutron casita switches
- Utility costs:2025 gas \$19.93/mo, 2024 gas \$26.23/mo, 2025 electric \$198.74/mo, 2024 electric \$\$122.22/mo
- 3 fireplaces: 1 gas and 2 electric with beautiful wooden mantles that actually emit heat, and you can change color and height of the flames through the remote control
- Vaulted ceilings throughout the entire upper level. Tongue in groove cedar beams with interesting architecture including a vaulted living room ceiling, and a cedar accent wall in the gathering room.
- Ample storage with updated closets with organizers
- Mitsubishi hyper-heat and high SEER efficiency AC for upper and lower levels
- Large screened windows and sliding doors to capture the amazing Mountain Views
- Mysa radiant heat thermostat system with precise individual room control manually or via Wi-Fi
- primary en-suite bedroom with color select electric fireplace, ceiling fan, enclosed toilet, jetted bathtub, floor to ceiling tiled oversize shower with rain head, new fixtures, dual sink vanity with granite countertop
- Updated kitchen with new cabinets, sink, electric eye faucet, granite countertops, pendant and LED canned lights
- Updated bathrooms with comfort height toilets and new vanities
- Oversized 2 car garage with epoxied floor, new paint, wall and ceiling insulation and a Modine gas heater

**Inspection report available for serious offers only**

## Improvements

2013-master bath, windows and sliders, deck installed, downstairs blinds

2014-roof: new shingles

2015- new stove and refrigerator, outdoor sprinkler system installed by Custom Landscape

2018-electric water heater 50 gal

2021- kitchen sink, dishwasher, disposal, cabinets, granite countertops by Home Depot, two new toilets, half bath renovation and adjacent closet installed, family bathroom renovation, gas fireplace installed by Alpine Climate Control, barn door installed, old wooden stove removed new side fence and jacuzzi

2022- new living room carpet and carpet in bedroom 4, new microwave and direct electric installed a separate breaker, new dishwasher, new laminate flooring on 2<sup>nd</sup> level, raised dining room subfloor, new outdoor lights, took down overgrown back trees

2022 Sept- epoxy garage flooring, stained sidewalks and jacuzzi patio

2022 Oct -new flooring luxury laminate and baseboards on first level, new doors and hardware, new bathroom fixtures, new hardware on doors and cabinets on first level, LED daylights throughout to brighten, fully insulated garage, freshly painted, epoxy floors. Gas heater installed by Sheridan HVAC and American Utility. SimpliSafe alarm system.

2023 Apr -replaced all outlets and switches to update and unify

2023 May- painted lighter on first level, new doors and new trim, new hardware, upgraded closets

2023 June -3 mini splits upstairs and down by Alpine Climate Control

2024 new stain on deck and fence with replacement of boards where needed, added higher fence posts in back yard to prevent deer from jumping over into back yard

## **1798 Meadowlark Ln. smart phone app system**

NOTE: The current home owners will work with the real estate agents to assist the lucky new home buyer in setting up the Apps on their smartphones.

Heat controlled throughout the home: Mysa controls the radiant heat in all rooms. Each room has an individual thermostat which can be set manually or using the Mysa app from your smart phone. By downloading the Mysa app and using this app, you can control the heat in the home from your chair or remotely wherever the Internet is available.

Light controlled throughout the home: Lutron controls the lights in the home. The electrical switches in the home are Lutron. Virtually all have dimming capability in the key areas of the home. These are Lutron Casita type of electrical switches and can be controlled manually or from your smart phone by downloading the Lutron app. The Lutron Casita switches on the app can be scheduled to turn off and on at various times and can be customized for the level of dimming desired. This can be an optimal choice for the homeowner and can be scheduled on a daily basis or another type of individualized schedule.

Internet controlled throughout the home: Amazon Eero system throughout the home provides a strong and consistent Internet signal for your computer, tablets and smart phone. A wonderful system that can be used in the home at all levels and around the outdoor deck. This allows you to access the internet inside and outside the home.

Comprehensive wireless security system throughout the property:

Simplisafe alarm system is Internet controlled by downloading the app. It is a smart phone based system which does not require a landline. It is comprehensive and can be controlled remotely or manually. It has entry sensors, motion, detectors, glass break detectors, water leak detectors, and temperature monitoring detectors. It also has the capability of monitoring smoke and carbon monoxide in the home. The system can accommodate up to 10 cameras placed indoors and/or outdoors throughout the property. This is a wireless system that can be controlled from your smart phone, and there is an option for Central Monitoring at a small monthly cost. Simplisafe has just been rated the best security system by consumer reports. This reliable company has excellent customer service support.

Garage door can be manually or remotely controlled from your smart phone:

MyQ app controls the garage door and can be downloaded to your smart phone. This allows you to open or close the garage door from anywhere. There is also a physical switch to operate the garage door located along the garage wall and 2 remote controls to keep in your vehicle to open the garage door and close the garage door.

Yamaha sound bar and subwoofer on the upstairs television:

Yamaha sound bar connected to the upstairs television uses the MusicCast app that can be downloaded to your smart phone as well as having its own remote control.