**220 Powers Drive Amenities and features**

**Sub Floor (all interior doors are upgraded thick knotty alder doors):**

**Indoor level -**

* **Wine Cellar with barreled rock ceiling**
	+ dedicated refrigeration, and several lighting features
	+ hand painted European tiles with Bacchus wine god
	+ storage for 1200 bottles
* **Adjacent game room and bar area (cross wooded beam ceiling)**
	+ Bar cabinetry and bar
	+ Dedicated beverage refrigerator
	+ Clear Ice maker
	+ Dish washer
	+ Pool table with hanging pendant lighting
* **Full bathroom with shower**
	+ with vessel sink

**Outdoor level:**

* Adjacent covered Barbecue area with storage, lighting and overhead fan
* Large adjacent patio area with outdoor fireplace and seating area
	+ With gas starter
* Adjacent to Swimming pool and spa with waterfall feature
* Additional patio areas adjacent to Spa and covered grape gazebo with seating
* Adjacent all weather green turf to one of pool areas
* Landscape lighting throughout
* 3 Garden box beds
* 2 storage areas
	+ One under home for garden equipment and excess tiles, etc.
	+ Other for Solar gauges and other storage needs

**Main Floor:**

**Indoor level (all interior and exterior doors are upgraded thick knotty alder doors) –**

* **Great room (cross wooded beam ceiling)**
	+ With fan, lighting and built-in knotty alder cabinetry for and TV and media equipment
	+ Wired for surround sound on main floor, sub-floor and outdoor backyard area
	+ Fireplace
	+ Wood floors
	+ Slider access to outdoor patio area
	+ Major view western views of lake and Sacramento valley
* **Large Gourmet Kitchen** **(cross wooded beam ceiling)**
	+ Granite countertops throughout with dedicated seating area
	+ Computer desk nook
	+ Dining nook area
	+ Dual Dishwashers
	+ Double ovens with warming drawer
	+ Oven top and hood- 6 burners and dedicated pot filler plumbing fixture
	+ Back splash of hand painted European tiles between hood and burners
	+ Under counter sliding Microwave drawer
	+ Built-in coffee\espresso maker (connected to filtered water)
	+ Large 48-inch paneled door refrigerator
	+ Instant hot\cold filtered water fixture
	+ Built-in soap dispenser
	+ Travertine floors
	+ Knotty alder cabinetry throughout kitchen with easy slide drawers
	+ Trash compactor
	+ Recycle waste pull out drawers
	+ Spice rack drawer
	+ Cook book open sided Island shelves
	+ Pendant island lighting
* **Walk-in pantry**
	+ with adjacent dedicated security wiring and equipment
* **Butler pantry** area between kitchen and dining room
* **Dining Room** **(crown molding throughout)**
	+ With recessed ceiling backlighting and dedicated lighting fixture
	+ Wall carve-out and lighting for pictures
	+ Adjacent outdoor patio access
* **Bedrooms** **(crown molding throughout)**
	+ 2 bedrooms with overhead fan and lighting fixture
	+ I bedroom with full western hill-top views and dedicated door access to patio
* **Bathrooms (crown molding throughout)**
	+ 1 full bathroom between 2 bedrooms
	+ 1 ½ bathroom adjacent to kitchen with vessel sink
* **Laundry room** **(crown molding throughout)**
	+ Full sink and granite counters
	+ Wall Pull-out ironing board
	+ Dedicated cabinetry

**Third Floor:**

**Indoor level (crown molding throughout) –**

* **Master Bedroom**
	+ Bedroom with full western hill-top views and dedicated slider to patio
	+ Overhead fan and lighting fixture
	+ door access to patio
	+ Dual sided fireplace with access to master and bathroom
* **Outdoor covered patio**
	+ with overhead fan
* **Master bath**
	+ Jetted oval tub
	+ Sitting powder area
	+ Marble and decorative tile throughout
	+ Heated towel rack
	+ Shower with dual shower heads and dedicated steam plumbing fixture
	+ Adjacent toilet room
	+ Walk-in closet
* **Additional Bedroom**
	+ Overhead fan and lighting fixture
	+ Door access to uncovered outdoor patio area
	+ Walk-in closet
* **Dedicated full bathroom and shower**
	+ with vessel sink
* **Office**
	+ with overhead fan
* **Other features**
	+ 4 car garages
	+ Heat and smoke detectors
* **Outdoor**
	+ Landscape lighting throughout
	+ Low maintenance drip irrigation throughout
	+ Fountain in front and back of house
	+ House plumbed for misters on back patios

**More information to be provided upon request**