

The lengthy list of upgrades, conveniences and luxury amenities currently configured in the home:

- A solid mahogany European Pub complete with genuine, antique, hand carved accents sourced from Belgium and France, some of which are more than 150 years old. A wet bar with a hammered copper sink, a convenient under counter refrigerator freezer, a large live-edge cherry wood bar, a custom Spanish cedar humidor with active humidification, and hand forged iron wine racks for up to three cases of wine all accent this very special, one of a kind Pub;
- A crowd favorite Secret Door; a cabinet with an art nook inset in the Pub which opens to reveal a full bathroom;
- A highly engineered, odor free cigar ventilation system in the basement covering both the Pub and basement areas, capable of exhausting smoke from the space, replenishing with fresh air and filtering the space to eliminate smoke odors the next day, while isolating effects from other areas of the home;
- A dedicated gymnasium with mirrored wall and rubber floor, TV and SONOS sound system, currently fit with a Smith-Half Cage machine, including universal and free weight systems, cabinet mounted LED TV, a SONOS sound system with subwoofer and the industry standard rowing machine for cardio workouts;
- A hidden entertainment station with microwave and service storage area;
- A critically designed, balanced and tuned 11.2 channel B&W DOLBY ATMOS theater area, with hidden wiring, capable of a stunning sound stage, dynamic presence and thundering bass;
- A soundproofed basement “double ceiling”, made possible by leveling a step down feature in the Great Room above, during renovation;
- A soundproofed main floor bedroom for added privacy between living spaces;
- A full featured luxury automatic bidet in the master water closet with a choice of three temperatures for water and seat;
- A lovely low maintenance grass free, xeriscaped, yard, with beautiful mature plants and an arroyo in a desert setting to blend with the environment. No mower is required, which should delight any Bend outdoor enthusiast;
- An extensive network of drip irrigation was installed to automatically service not only dozens of points in the yard, but patio plants and hanging baskets as well. App based controls make it easy to monitor and adjust watering while traveling anywhere around the globe. The system is capable of evaluating weather patterns and automatically adjusting watering rates;

- Cool and energy efficient, dimmable LED lighting was installed to replace the home's halogen lighting;
- A heated and insulated office/art studio/she shed providing alternative space for creative fun or work projects;
- R49+ ceiling insulation replenished to the current building standard maximum, *after* remodeling construction, to ensure maximum thermal efficiency and comfort within the home;
- Automatic day/night exterior architectural soffit and exterior lighting at exits and balconies;
- A peaceful water feature including a pond, creek and waterfall. The system was completely rebuilt in 2022 with new rubber lining and heavy duty pump;
- New driveway crack seal and top coating maintenance was performed with a 10 year product;
- A new stainless Kitchen Aid dishwasher - installed in 2023;
- All new main board control circuitry, along with the latest updates, was installed in the oven and built in refrigerator in 2024, when they were inspected and serviced, ensuring their longevity and peak performance;
- Instant Hot, filtered water is available at the main sink;
- Automatic winter humidification control provided via NEST integration with the home's HVAC system. Cleaned and serviced 8-2024;
- A suitcase style HVAC filter with 500% more surface area than standard filters, improving particle filtering, lowering flow resistance, and extending equipment life. The system provides enhanced filtering while reducing the frequency of filter change intervals from every 1-2 months to every 6-12 months;
- Fourteen new trees planted including a red oak, a birch, several aspens, two silver leaf maples, two cedars and various fruit trees, among others;
- Solar sourced motion sensing security lighting installed on the back and sides of the home;
- Balcony and stair railings primed and painted for protection with the finest \$300 per gallon epoxy in 2020;

- A convenient, no hassle, one touch switch for ease in resetting the hidden fan cooled, internet modem and router system, should the need arise;
- A whole House Vacuum System. All areas of the home and garage have access ports. Simply connect the hose and use the lightweight turbo floor or other attachments to do your work. No more hauling around a heavy machine. There is even a powerful stair tool and an upgraded \$750 battery powered booster head with extra suction and a separately powered beater bar, that doesn't use the system air to drive the beater; and.
- A driveway that can easily handle up to six cars. We park a 41 foot 5th wheel in the driveway to load for camping trips. Very rare to have such a large driveway on the Butte.

Note: We use a Roomba programed to vacuum and mop all the areas of the main floor nightly. Works great, keeps the floors gleaming and saves a lot of time!