

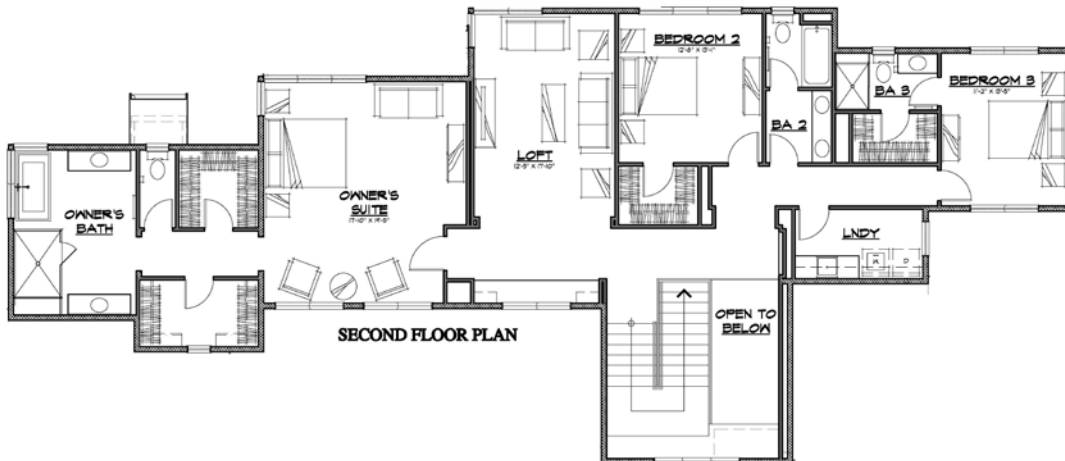
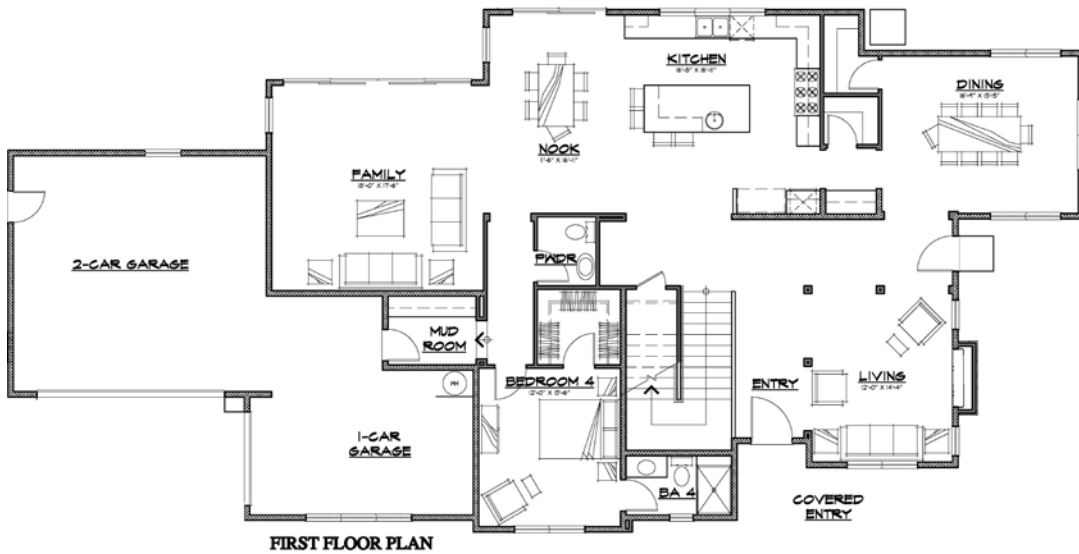
# Wika Ranch

Residence Three – 4033 Jefferson Avenue, Emerald Hills, CA

Approximately 4,120 square feet on a nearly flat lot over 18,800 square feet  
4 bedrooms, 4-1/2 baths with an upstairs loft and entry level junior suite  
3-car garage




Coming in Spring 2022!



Welcome home! Pass through a gracious covered porch, and as you enter this lovely executive home, you are greeted by a beautifully appointed formal living room and inviting dining room. The gourmet kitchen features a large, central island and casual dining nook that adjoin a spacious family room, providing an expansive space for social gatherings. An adjacent junior suite offers comfortable accommodations for friends or family on the entry level of the home. Climb the beautiful staircase to discover a grand and secluded owner's suite, separated from two secondary bedrooms, including a junior suite, and a separate bath, by a spacious and flexible loft area. The upstairs is rounded out with a laundry area with a utility sink and an abundance of storage and work area.

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Equal Housing Opportunity 

Site plan, floorplans and elevations are artist's conceptions only.

### Distinctive Exterior

- Modern Farmhouse architecture with board and batt siding and hand applied smooth stucco finish
- Architectural composition roof tile with standing seam metal accent
- Custom Andersen windows and patio doors in dark bronze finish
- Insulated garage doors with glass panel details, Wi-Fi and battery back-up openers
- Gracious private entrance with custom eight-foot contemporary entry door
- Custom front and rear yard landscaping including paver and flag stone patios, custom seating areas, mature planting and privacy fencing
- Fire resistant overhangs and siding materials

### Impressive Interior

- Nine-, ten- and eleven-foot ceilings at first floor and nine- and ten-foot second floor ceilings.
- Formal dining room with adjacent custom 315 bottle wine cellar
- Solid core three-panel interior doors and trim with chrome lever hardware
- Sound deadening fiberglass insulation between floors and at all interior walls
- Custom porcelain tile flooring at baths and laundry room
- Beautiful hardwood flooring throughout the entire first floor
- Solid hardwood stairs and railings with contemporary stainless-steel balusters
- Wood stained and finished feature walls
- Old World smooth drywall finish with high quality Kelly-Moore paint in contemporary color schemes and accents

### Creature Comforts & Security

- Wireless alarm system
- Automatic fire sprinklers
- Three exterior hose bibbs
- Gas service stubbed to front of property for future outdoor uses
- Glass-enclosed electric fireplace in living with stained wood mantle and brick surround
- **NEST™** front door bell camera
- Dual-zoned central heating and air conditioning systems with **NEST™** automatic setback thermostats
- Pre-wired for five-speaker surround sound at family room

### Gourmet Kitchen

- Chef's kitchen includes oversized island with prep sink, separate walk-in pantry and butler pantry.
- Hardwood cabinetry in a variety of custom finishes with full extension, soft close drawers and doors, adjustable upper shelves, pull out pot drawers and concealed hinges
- Executive Chef's Professional kitchen appliance package:
  - AGA Professional 48" Induction free-standing range with three unique ovens
  - Custom decorative wood hood finished to complement island with 1000 cfm exhaust fan
  - Wolf 30" Speed oven with microwave and convection features
  - Thermador 48" side by side built-in refrigerator
  - Beko multi-cycle, 3 rack dishwasher with stainless steel interior
- Quartz solid surface countertops with complementary tile backsplash
- Farmhouse style kitchen sink with complementary Kohler pull out spray faucet

### Master Suite

- Large free-standing bathtub with deck mounted valve and hand-held spray wand
- Separate over-sized walk-in shower with solid surface bench and porcelain tile surround
- Dual shower valve controls with separate shower head and hand-held shower wand
- Separate free-standing furniture style vanities with solid surface countertops, vitreous china sinks and Kohler plumbing fixtures

### Secondary Bathrooms

- Solid surface countertops with backsplash
- Porcelain tile or solid surface shower surrounds with bench seats
- Kohler plumbing fixtures in a variety of finishes with matching Kohler bath hardware

## **Included Green Features**

- 6.0 kw Solar system
- All electric 80-gallon Hybrid water heater with 'on-demand' water sensors throughout the home to speed hot water delivery
- All electric dual-zone high efficiency heat pump and air conditioning
- Prep for future Accessory Dwelling Unit (ADU) including water, sewer and 100-amp electric pre-wire
- 50-amp Car charger pre-wired at garage
- High quality MERV 6+ return air filters
- Energy efficient light fixtures
- Radiant barrier roof sheathing
- Non combustible exterior plaster and roofing materials
- Low emitting insulation at walls and ceilings
- Low VOC caulking, paints and construction adhesives

***In an effort to continuously improve its product and respond to changing market conditions, Edenbridge Homes reserves the right to alter floorplans, elevations, specifications, amenities, finishes, pricing and availability without prior notice. The floor plans, elevations, colors and finishes as represented herein are of a conceptual nature only and may not reflect the final product.***