

**FEATURES OF 201 SAN ANTONIO ROAD, NOVATO**

Situated on 87 Acres, 60 of which are flat.

Two Gates, One at the road and one to property.

Feasibility Study for Vineyard (copy available) and on website

**Exterior Features:**

- 0 Well – produces 14-15 gallons per minute approximately
- Big Holding Tanks – 5,000 gallons each galvanized
- Fire Hydrant within 300 ft. of the garage
- A/C units
- In case of power outage there is water flow for showering and for fire pump for sprinklers
- Water pressure is great and is like spring water
- Slate raised planter boxes
- Radius Curved concrete stained retaining walls
- French patterned limestone
- 700 Ft. of Retaining walls
- Driveway stamped concrete
- Exterior Craftsman – fire treated cedar shingle
- Slate Roof two toned
- All copper gutters and downspouts
- Foundation vents are copper
- 3 Copper Chimney Covers
- Copper ventilation
- Sprinklers in Pool House with Copper Gutter and Slate Roof
- Outside Speakers in certain areas
- Coping is Connecticut Blue Stone
- 1,600 Feet of Decking
- Built in seating/benches
- Extra Storage
- Aviary Area
- Pool
- 3 flat acres next to house (situated on 87 acres – 27 acres are rolling hills, 60 flat acres)
- Satellite dishes
- Blue Stone Capping
- Ornamental Iron Rails
- Bitterroot from Montana Stone
- Flagstone, hand cut and chiseled
- Water table hand chiseled – pitched to not hold water

Andersen Windows

Outside Soffits – recessed lighting

3 Car Garage

Plenty of parking for boat, RV and entertaining

Phantom Screens

**Features of Home:**

**Formal Entry**

- 0 Jetted Inlay
- Pitched Ceilings
- Double Glass and Iron Entry Doors
- Crème' Marafil Marble
- Sound System set up for every room

**Formal Living Room**

- 0 Fireplace
- Views of Hillside and Valley
- Cathedral Ceiling

**Formal Dining Room**

- 0 6 Foot French Doors that open to Private Patio for entertaining

**Gourmet Kitchen**

- 0 Alder Cabinetry
- Dual Island with Bar Sink
- Bosch Dishwasher
- Fischer Paykal Dishwashers
- Pre-Cast Concrete Hood over Viking Professional Stove
- Pot Filler
- Farm Sink
- Plenty of Storage Space and Pantry areas
- 12'4" Kitchen Ceiling
- Granite Countertops – Asterix
- Viking Side by Side Refrigerator/freezer
- Miele Steamer
- Miele Microwave
- Miele Coffee Espresso Machine

Kitchen cont'd.

Recycle Bins

**Game Room:**

- 0 Bar
- Sink and Refrigerator
- Access to attic – large storage –plywood
- Full bath with shower
- Projector screen set up ready for installation
- Set up for speakers
- Doors leading to backyard, level lawn area
- French Door leading into Game Room from Hallway
- Furnace Outside Game Room
- Attic Fan

**See Website for many more features!!!**