



SCARLETT STRATI
REAL ESTATE



76 Oak Avenue Upgrades | Exterior

- Custom built home in 2006
- Well water source, large bore dug well (75 feet to avoid potential of Sulphur in water), new (last 3 years) pump in well and Cistern.
- Presently well water pumped to house, then to cistern for storage, Cistern supplies water to the home, (to build in fail safe for water supply).
- Invisible dog fence in place in yard with control panel in garage.
- Yard with planned natural features, no pesticides ever used, drought-resistant fescue “eco grass” prairie meadow restoration over septic tanks and bed.
- Custom dry stack stone entrance wall.





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76 Oak Avenue Upgrades | Interior

- Hardwood Flooring
- Granite Counters
- High-end Stainless Steel Appliances
- Central Vacuum and Attachments
- HVAC, Dual Furnaces and Air Conditioning Units for multiple house zones (4), with Vanee HRV air exchange system. Washable permanent electrostatic metal filters in furnaces.
- In floor electric heat in mudroom, Primary Ensuite and Upper Level Bathrooms.
- Digitally controlled uniform water pressure down stream from pressure tank, to provide higher, even pressure.
- Sediment filter, carbon filter, UV light, water softener, the Aquaspace (filter and remineralizer) in kitchen under sink filters for best drinking water in kitchen. All water to house is good and potable.
- Hot Water Tank (2022) Owned
- Hot water recirculation pressure tank, on automatic timer for instant hot water in peak times.
- Filters are changed once/year.
- Tree is watered easily every two months with built-in hose and tap in basement. Professionally pruned and checked once per year. Grow lights on automatic timer.
- Bell Fibe connected in 2023.
- In house zones for music, original Elan system replaced by Control 4. Entire house hard wired with Cat 5, outlets in place with caps. Ceiling Speakers.
- Cummins natural gas Generator, full separate panel in garage, with automatic turn on, email and status with loss of power with 2 seconds. Serviced once per year since installation in 2014.
- Pella Windows and Doors throughout (except custom front door), with combination invisible screens and roll screens.
- “Cooking Hearth”, solid block concrete with foundation through the basement equipment room.

