



62 Sorrento Road Empire Bay

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2 x solar panel set ups – 1 x eastern side of the home 10+kW & 1 x western side 5kW
 15+ kW of solar panels
 13.5kW Tesla battery

5 x 3400 litre water tanks under western side (under dining/kitchen) area – total 17,000 Litres

Tank water is connected to the toilets & washing machine

3 x rain water taps (coloured yellow) - 1 x on pool deck, 1 x western side of the house, 1 x eastern side of the home

Bore water pump – located on south eastern area of the property behind the chook pen
 4 x Bore water taps (coloured black) – 1 x south western fence, 3 x eastern fence (2 in southern garden & 1 x northern garden)

Large drainage pits to manage water in storm events fitted with submersible pumps
 1 x under front porch, 1 x eastern under home storage area, 1 x western under storage area

3 stop lift – garage to living area & living to bedroom area
 Lift will accommodate a wheelchair & can be controlled from small control panels fitted to the wall on each level or from within the lift
 Press and hold the button of the level you want to access – the lift then stops when it reaches that level

Main home is wired for the generator
 Additional generator plug is located in the GF for the fridge

External wine cellar fitted with 18 dozen (approx.) wine rack

Gas heating bayonet in loungeroom
 Gas outlet for BBQ
 House has 2 x large bottles of gas

Ducted BBQ range hood
Wood fired pizza oven which is fluted through the roof

Gas fireplace which is vented to the eastern side of the home

Automatic gate – controlled by 2 x screens – 1 x near laundry & 1 x front door
 Multiple gate remotes area available

9 x camera security system
8 x hard wired camera's around the home
1 x solar camera at gate
Screen (displaying 8 home camera's) located in mezzanine area - hard drive located in lined cupboard

WIFI booster attached to garage to support gate security camera

Key safe fitted to downstairs side door

Automatic blinds on high windows of mezzanine level

Ducted AC in mezzanine levels & downstairs living area (floor mounted outlets & 1 x under kitchen pantry)

Able to set & operate different zones for mezzanine area

Split system in GF living area

Heat laps fitted to each bathroom

Dishwasher in main kitchen – 2 x dish draw

900mm oven

6 burner gas cook top

Filtered water system in main kitchen

Lockable door to separate GF from the main home

Separately metered granny flat

Solar pool heating mounted western side of the roof

Solar hot water systems x 2 – one for the main home & 1 x GF

Booster switches for each system – 1 x in tall right hand laundry cupboard & 1 x in laundrette cupboard for GF

Multiple sensor lights around the home & on front porch & steps

Automatic garage door opener

Marine grade fittings around pool fence and decking

Spotted gum flooring