



15400 Watumba Rd.

Construction Specifications

1. All exterior walls are built with solid concrete for durability and insulation.
2. Durable #24-gauge metal roof for long-lasting protection.
3. Roof insulated with 7.5 inches of open-cell foam for optimal energy efficiency.
4. Foam insulation in the attic for enhanced energy conservation.
5. High-quality copper electrical connection running nearly 500 feet from the meter to the property—no aluminum used.
6. Premium 12/2 Solid Romex SIMpull CU NM-B W/G wiring (Yellow Cable) throughout the home, offering greater capacity and durability compared to standard 14/2 gauge (White Cable).
7. Driveway constructed with 5 inches of poured concrete, reinforced with 1/2-inch rebar for exceptional strength and longevity.
8. Commercial-grade septic system designed for optimal performance.
9. On-site bunker for added safety and functionality.
10. European windows with multiple opening options, featuring 3/4-inch thick glass for superior insulation and style.
11. Level 4 drywall finish, offering a smooth, upscale interior appearance.
12. Epoxy-coated floors are expertly prepared to accommodate wood flooring installation.
13. Bathrooms are adorned with elegant Italian tile for a touch of luxury.
14. Guest house (casita) for additional accommodations.
15. 500 lb. propane tank.
16. Two European-style propane gas water heaters for an efficient and continuous hot water supply.
17. Closed-circuit system for added security and peace of mind.
18. Whole-house audio system for seamless sound throughout the property.

19. Sleek quartz countertops for a modern, polished look.
20. The garage is equipped with both heating and air conditioning, ensuring year-round comfort.