

# PRIVADA

## THE 'XAEL' - 3523 E VIA ESTANCIA

AN EXQUISITE CONTEMPORARY HOME COMPLIMENTED WITH BEAUTIFUL MODERN FINISHES, BUILT WITH EXCEPTIONAL QUALITY AND ATTENTION TO DETAIL, BY **BRUNOBUILT HOMES (ROBERT BRUNO)**, A PARADE OF HOMES AWARD-WINNING BUILDER! [BRUNOBUILT.COM](http://BRUNOBUILT.COM)

SURROUNDED BY PANORAMIC BARBER VALLEY & FOOTHILL VIEWS! VISIT [PRIVADAVIEWS.COM](http://PRIVADAVIEWS.COM) FOR MORE INFO.

VIRTUAL TOUR: [BIT.LY/PRIVADAMODEL](http://BIT.LY/PRIVADAMODEL)

FLYOVER TOUR: [BIT.LY/PRIVADAFLYOVER](http://BIT.LY/PRIVADAFLYOVER)

- **NEW CONSTRUCTION, COMPLETED 2019**
- **BUILT BY ROBERT BRUNO, [BRUNOBUILT](http://BRUNOBUILT.COM) HOMES**
- **3,872 SF, 4 BEDS (4<sup>TH</sup> BED MODELED AS A STUDY/OFFICE OPTION), 4 BATHS, BONUS/REC ROOM, FLEX/HOBBY AREA, 3+ CAR GARAGE**
  - **2,882 SF MAIN LEVEL,**
  - **989 SF DAYLIGHT LEVEL,**
  - **810 SF REAR COVERED PATIO,**
  - **976 SF 3+ CAR GARAGE**
- **0.44 ACRE HOMESITE SURROUNDED BY OPEN SPACE FOR PRIVACY, IN A BOUTIQUE COMMUNITY SETTING OF ONLY 16 CUSTOM-BUILT HOMES!**
- **EXTENDED OUTDOOR LIVING & ENTERTAINING OPTIONS: REAR COVERED PATIO & FRONT COURTYARD**
- **HOA FEES \$1200/YR, NO CID FEE**



## HOME SPECIFICATIONS & AMENITIES

### COMMUNITY SERVICES:

- High-Speed Fiber Optic Internet/Phone – Century Link
- Potable Water – Suez
- Electricity – Idaho Power
- Natural Gas – Intermountain Gas
- Sewer, Refuse/Recycling Service – City of Boise
- Secure Onsite Community Mailbox Service – USPS

### STRIKING FIRST IMPRESSIONS - EXTERIOR

- Sophisticated new design, with alluring architectural details. Home built by Parade of Homes Award-Winning Builder, Robert Bruno, [BRUNOBUILT](http://BRUNOBUILT.COM) Homes.
- Architecturally authentic exterior, Modern Contemporary, offering a refreshing clean aesthetic, designed by [THE PRIVADA GROUP](http://THE PRIVADA GROUP).

- Ideal North/South Exposure, Generous homesite setbacks and open space:
  - 50+ Feet (front yard)
  - 30+ Feet (rear yard)
  - 10 Feet (side yard)
- Low-Pitch (3:12) Boral Flat Architectural Concrete Tile roof (WUI Zone B fire-rated) color-coordinated to blend into and preserve required low-profile viewshed throughout the Community & to balance the proportions of the exterior design and curb appeal.
- Sierra Pacific Contemporary 10' Aluminum-Clad Exterior Front Entry Door, Front Court Yard Door, and Rear Patio Door (Bronze Metal Exterior/Pine Clear-Stained/White Interior)
- Decorative Tongue-n-Groove Cedar-Stained Accent Panel in Front & Side Elevations.

- Decorative-Cut Concrete Driveways, Front Stepped Walkways, Front Courtyard, Covered Rear Patio
- Extensive Landscape Package with Sandstone Boulders, Evergreens, Perennial Plantings, and Pavers
- Fully-finished 3-car garage in a custom split-design configuration with 8' high insulated Wayne Dalton garage doors and decorative Opaque Glass Panel inserts. Additional interior garage space included.
- Wifi-enabled LiftMaster wall mounted garage door openers.
- Epoxy Finish on all Garage Floors and Sidewalls with Full Baseboard.
- 2' stained cedar soffits (WUI fire-rated soffit can lights and soffit extension rings), 8" color-matched wood-trimmed fascia
- Privacy Screening Wall on west side of garage to screen garage access door and refuse receptacles. (covered with Tongue-n-Groove Cedar Stained decorative return panel).
- Side-yard service door at single garage.
- Decorative color-coordinated metal rain gutters along exterior fascia with drainage designed to shed water away from the foundation (per City-approved grading and drainage plan).
- Elegant integral color sand stucco exterior, extra smooth finish.
- Modern Cut Architectural Stone Veneer and Tongue-and-Groove Cedar Stained Decorative Accent Paneling.
- Upgraded Dark Bronze exterior window frames/white interior frames with decorative mullions (Milgard Montecito series)
- Front walkway and courtyard with dedicated planter boxes and decorative Privada CMU block screen-walls for privacy.
- Rear Privada CMU Retaining Wall (continuous from Lot 1 – 3)
- Unobstructed Front Foothill Views and Rear Extended Valley Views.

### INSPIRED INTERIORS

- Dramatic 12' Entry Foyer
- 12' Ceilings in Main Level, 9' Ceilings in Daylight Level
- Upgraded 7" Quarter-Sawn White Oak Hardwood Flooring on main level
- Custom Rift-Cut White Oak Cabinetry throughout with contrasting Tricorn Black Stained Accent Cabinetry
- Cleaf Noce Daniela Wood Cabinets in Mud Room
- Rift-Cut White Oak Wall Paneling on Fireplace Wall
- Light Hand-Textured Sun Valley Wall & Knock-Down Ceiling Texture Finish
- Ceiling Fans in Master Bedroom and Home Office/Study
- Built-In Dining Area Wine Niche (inquire about custom wine display casing)
- Gas Direct Vent Fireplace in Great Room with floor-to-ceiling paneled Porcelain Tile overlay, complimented with rift-cut white oak recessed wall panels & floating shelves.
- Rift-Cut Frameless White Oak Kitchen Cabinetry and Matching Appliance Panels (self-closing drawers Kitchen and Master Bath)

- Black Metal Stairway Railing
- Solid-Core 8' Interior Doors & kerfed door jambs throughout
- Paneled ¾" thick Glass Shower Doors with black accent trim in all Baths
- Contemporary Backlit Vanity Mirrors in Master Bath
- Solid Surface Porcelain Slab and Quartz Counters Throughout (including Mud Room)
- Thermador Full-Appliance Package
  - 36" Gas Cooktop (6 burner)
    - WiFi-enabled Combo Speed Oven (includes Convection/Microwave Oven)
    - Built-In French Door 36" Refrigerator/Freezer (custom-paneled)
    - Dishwasher (custom-paneled)
    - Inline Stovetop Blower (porcelain paneled)
- Oversized Butler Pantry with Appliance Bar, Build-In Cabinetry and Shelving
- Wet Bar with Built-In Cabinetry and Shelving, Silhouette Beverage Refrigerator & Sink
- Free-Standing Modern Tub in Master Bath
- Built-In Closet System in Master

### ENERGY-WISE EFFICIENCIES

- Cellulose Wall & Ceiling Insulation
- Insulation Ratings: R-49 Main Ceiling, R-19 Garage Ceiling, R-21 Exterior Walls, R-19 Foundation Walls
- 2x6 framed construction at exterior walls designed to maximize comfort and energy efficiency.
- Energy-efficient Milgard Montecito Windows, Tempered Glass per code with Low-E SunCoat to reduce UV rays and reflect heat away from exterior glass in the summer and keep heat inside in the winter. Ratings: STC: 28, OITC: 23, Tested: LC30
- Programmable Digital Thermostat, single-zoned.
- 95% Efficient Gas Furnace
- (2) 50-gallon Gas Water Heaters

### SECURITY

- Exterior Front Porch Entry Lights & Soffit Lights on separate photocell sensor. Rear patio lights on separate timer.
- Pre-wired for exterior security video cameras near front entry and at door bell
- Smoke Alarms and Carbon Monoxide Sensors per Code.
- Option: Home Security Cameras (smart app-enabled)

### COMFORT

- (2) 50-Gal Water Systems
- On-Demand Recirculating Hot Water Heating System
- Built-In Steam Humidifier for whole-house air purification and seasonal conditioning of hardwood floors.
- (2) outdoor ceiling fans (with remotes) in oversized covered rear patio
- Pre-Wired for Garage Heater (gas) in Single Garage Bay

### LIFESTYLE CONVENIENCE

- Heated Tile Floors in Master Bath
- MyQ WiFi-enabled Remote Garage Opener App (iPhone-compatible)

- 200-Amp Electric Car-Charging Outlet in Garage
- Central Vacuum System & Equipment
- Hot & Cold-Water Spigots in Garage
- Recirculating On-Demand Hot Water System
- (2) Rear Patio Gas Stubs for BBQ and/or Fire-Pit
- Exterior Electrical Outlets
- Built-In Kitchen Cabinet Recycling Bins
- (3) Exterior Water Spigots
- Christmas Light Soffit Outlets with Indoor Switch
- Built-In Closet Shelving in Bedrooms, Master Closet
- Custom Built-In Cabinets & Dressing Mirror

Security & Doorbell Camera(s)

### AV/HOME-AUTOMATION CONVENIENCE

Pre-wired by **HomeLogic** for:

- Structured Cable System (CAT5/Ethernet)
- Home Audio/Visual System
- Home Theater
- Outdoor TV/Internet on Rear Patio & Garage
- Front Entry Security and Doorbell Cameras
- *Add-On Option:* Wall-mounted control panels and Total Home Automation Control System(s)

### SUGGESTED CUSTOMIZATION OPTIONS & UPGRADE OPPORTUNITIES

Privada custom-build program offers the ability to select from a wide variety of personal customizations to enhance and suit your lifestyle. The following are popular client-suggested options, please call to discuss your other personalization features.

#### INTERIOR:

Restoration Hardware/RH Modern Interior Furnishing & Outdoor Furnishing Package Available  
 Full AV/Home-Automation & Security  
 Dining Room - Wine Shelving, Wine Refrigerator & Glass-Wall Wine Display System  
 Climate-Controlled Wine Storage  
 Matching Built-In Rift-Cut White Oak Cabinetry (dining area)  
 Rift-Cut White Oak Accent Wall Paneling  
 Dedicated Home Security/Smart Home Control and Automation Systems  
 Additional Built-In Cabinetry & Safe  
 Additional Ceiling Fans

#### GARAGE:

Built-In Cabinets, Shelving  
 Dog Shower  
 Overhead Vehicle Vacuum System (Vroom)

#### EXTERIOR:

4' Black Wrought-Iron Fencing (east side yard)  
 Privada CMU Fire-Pit (in front courtyard planter)  
 Privada CMU or Stucco-over-CMU Fire-Pit (in rear patio area)  
 Outdoor Kitchen and/or Built-In BBQ (stucco-finish or matching stone-veneer)  
 In-Ground Swimming Pool/Spool (linear, rectangular) & Surrounding Concrete Deck  
 in-Ground Hot-Tub Spa  
 Additional Landscape & Outdoor Landscape Lighting  
 Extended Rear Patio(s)

### CONTACT BUILDER-AGENT (208) 866-8388 TO DISCUSS OTHER DESIRED HOME OPTION(S)

#### EAST BOISE & AREA AMENITIES

Private and Elevated View Setting with Foothill & Open East Boise – Barber Valley Views.

Nearby Foothills Access (hiking, biking, walking) on Ridge-To-Rivers Trail System.

Walk/Bike to the Boise River Greenbelt, Bown Crossing Dining/Shopping and Marianne Williams Public Park.

Near Top-Notch Public and Private Schools and Public Transportation.

Direct Access to Downtown Boise on Warm Springs Avenue or Park Center Blvd.

Near Micron, St. Luke's Hospital, Boise State University, and BOI Airport.