



Summary of 1737 W Janet Court

- **Built 2006 by Chuck Miller**
- **3544 sq. ft., 5 Total Bedrooms, 3 Total Baths (Jack/Jill upstairs)**
- **4 Car Garage w/Overhead Storage**
- **Master Bedroom on Main Floor**
- **Energy Efficient**
- **3 zone controller for AC/Heat (gas)**
- **Alder Cabinets, Slab Granite Countertops**
- **Stainless Appliances in Kitchen w/double oven**
- **Breakfast bar with gas range**
- **Wired for whole house audio and Ethernet.**
- **Family room w/fireplace and surround sound theater.**
- **Large laundry w/chute**
- **Central Vacuum**
- **1.84 acres on Cul-de-sac in quiet neighborhood**
- **Irrigated Sprinkler System**
- **Fully Fenced yard**
- **Backyard Fire Pit Retreat**
- **Fenced 50'x50' Garden w/shed and chicken pen. Fruit trees.**
- **Sunsets on Spacious Front Porch**
- **Mountain Views Back Porch**



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ADT Alarm, Fire/Heat Detection System, bonus room over garage, screened back porch w/doggie door, extremely fast DSL internet connection due to close proximity to internet node, driveway with roundabout, \$400/year irrigation fees, \$800/year HOA fees, conveniently close to all schools.

Energy Efficient:

This home was built by Chuck Miller Construction, the premier energy efficient home builder in the Treasure Valley. Construction process involved sealing and insulating the “envelope” or “shell” of the home—its outer walls, ceiling, windows, doors, and floors. Results in significant monthly cost savings for air conditioning and heat bills.

Home Audio:

- * Current home audio/video configuration includes Yamaha RX-A770 7.2 Channel A/V Receiver, Control4 EA3 Medium Controller, Roku Premier Plus, Ruckus 310 WiFi, Ubiquiti EdgeRouter X 4-Port Gigabit fiber router, Sony Blu-ray Smart Player, and Russound CAV6.6 Six-Zone/Six-Source Audio-Video Controller Amplifier, living room Sanus full motion TV mount with 4k HDR HDMI fiber cable.
- * Entire house wired for audio with overhead speakers in every room.
- * Russound CAV6.6 currently provides audio to speakers located in 6 areas: Living Room, Kitchen, Master Bedroom, Guest bedroom/office, Front Porch, and Back Patio.
- * Additional overhead speakers are located in 8 additional areas: Second office, laundry, dog/mud room, garage, room over garage, and 3 upstairs bedrooms. For speakers to play audio, only requires connecting an additional amplifier to current configuration since all overhead speakers are connection ready in audio closet.
- * Surround sound home theater integral to living room consisting of 5 overhead speakers and free standing floor Yamaha subwoofer.