

# 3815 Swarthmore Features

## General:

- Exterior Brick – Old Texas Antique Grey
- 2 Tankless Hot Water Heaters
- 2 Train A/C units, 16 seer, high efficiency
- Full Spray Foam – around entire home (low electricity bills!)
- Standing Seam Metal Roof
- Sierra Pacific Aluminum Clad Windows
- Lutron System – A/C, Garage Door, Alarm, Lighting, Stereo
- Full Alarm System
- Recessed speakers in all common areas and Master Suite
- LED lights throughout
- Epoxy floors & built-in storage in Garage
- Brad Collier Interior Design
- 8 1/2" wide French White Oak floors throughout (can be sand & stained)
- 10' – 11' ceilings
- Custom Drapery throughout entire home
- Solid Wood Doors
- All bedrooms feature en-suite baths and built-ins in closets
- Game Room includes beverage cooler and surround sound system

## Kitchen:

- Wolf/SubZero Appliances
- Quartzite Island
- Soapstone surrounding countertops (also in Butler's Pantry)
- Birch cabinets with soft close
- 2-Zone wine chiller in the Butler's Pantry

## Living Room:

- Reclaimed, Exposed Barn Beams from 100-year-old barn in Ohio
- Wood Burning/Gas fireplace
- Climate controlled Wine Cellar with Black Walnut wood; can hold approximately 900 bottles
- Black Forest granite in Powder Room

## Master:

- Carrera marble shower with glass enclosure
- Oversized, free standing tub
- Brizo plumbing fixtures

**Backyard:**

- Antique barn siding on ceilings
- Prewired for exterior cameras
- Zoysia grass
- Coyote Grill
- Room for Pool