



Regency Manor Specifications Sheet

EXTERIOR FEATURES:

- Custom Mix Cast Stone Exterior
- GAF® SlateLine® Roof Shingles
- Wood V-Groove Stained Exterior Ceilings
- Sierra Pacific® Aluminum-Wood Clad Windows & Doors
- Custom Built & Colored Amarr® Full View Garage Doors
- Epoxy & Flakes Coated Garage Floors
- Custom Designed/Built Steel Front Door with Dual Finish Classic Brass® Hardware
- Landscape & Hardscape Designed by GREGORY/HENRY LANDSCAPES®
- 8 Zone Rain Bird® Irrigation System
- Basaltino Stone Driveway Pavers – Cut & Installed to pattern
- Mirage® Tile Imported from Italy for Rear of Driveway, Exterior Walkways & Pool Coping
- Custom Design/Built 6' Property Steel Fence & Automotive Access Gate with LiftMaster® MyQ® Motor
- Custom-Made to Order St. James® Exterior Gas Lighting
- Sonneman® Exterior Landscape Lighting Bollards
- WAC® Exterior Landscape lighting Spots
- Kuzco® Front Walkway Step Lights
- Klipsch® Exterior (Front Walkway & Pool) Speakers
- Control 4® Keypad with Camera & Doorbell at Property Access Gate
- Control 4® Doorbell with Camera at Front Door
- 7 Exterior Property Surveillance Camera Locations

OUTDOOR-KITCHEN/POOL:

- Alfresco® 36" Natural Gas Outdoor Grill
- Alfresco® Stainless Steel Drawer & Door Sets for Outdoor Kitchen
- Polished White Macaubas Quartz Countertop at Outdoor Kitchen
- Pool Designed by GREGORY/HENRY®
- French Grey Quartz Plaster Pool & Spa including SunShelf
- Mirage® Italian Tile Pool Coping
- Pool Water Feature wall Cladded in Custom Mix Cast Stone
- Water Feature with 5 Water Fountain Sippers
- Led Pool & Spa Lights
- PentAir® Pool Filter & Pump Equipment with control from Apple IOS® or Android®
- PentAir® 400,000 BTU Water Heater
- 8 Large 65Gal Holly Trees Planted for Pool Privacy

INTERIOR FEATURES:

- Wine Room Featuring a Custom Wine Rack Designed/Built of Steel and finished in Brass with LED lighting feature from rear through Frosted Acrylic for bottle glow – Capacity 672 Bottles
- 1st Floor Bar Counters/Cladding in Siberean White Marble and Perla Venata Quartzite
- 8' Tall Waupaca Paca-Ryde® Hydraulic Elevator with Automatic Gates & Built-in Wall Mirrors
- Stairwell Skylights Feature Motorized Coverings controlled via On-Wall Touchscreen Remotes
- 10" Solid Wood Baseboard throughout
- Tru-Stile® Solid Core Interior Doors throughout
- Multi-Finish Interior Door Hardware from Classic Brass® & Emtek®
- Sierra Pacific® MultiPoint Exterior Doors
- Sierra Pacific® Aluminum/Wood Clad 15' Multi Slide Doors in Family Room
- Siberian White & Grey Stone Marble Lavatory in Formal Powder
- Heat & Glow® Fireplace in Family Room with Touchscreen Remote



- Custom Stained White Oak Family Room Wall Paneling
- Pool Bath - Custom Lavatory LED Lighting Case Built On-Site
- 2nd Floor Bar Built of Walnut Wood and Marble Countertop
- Master Juice Bar with GreyStone Marble Countertop and TopKnob® Reeded Hardware in Polished Nickel
- Master Suite Featuring 42" Double Sided Heat & Glow® Fireplace with 4-Sided Book Matched Stone
- Master Closet Clothing Built-Ins with LED Lit Oak Stain Accents & Oak Stained Island with Siberian White Marble Counters
- Master Closet Featuring 2 Full Length Mirrors
- Master Closet featuring TV Location and Glass Shelving
- 3rd Floor Bar/Kitchenette Features Walnut Wall Wine Bottle Storage - Capacity 275 Bottles
- Bath #2&3 Custom Lavatory Mirror Design and Hardware from Top Knob®
- 3rd Floor Interiors Feature Sierra Pacific® Wood Windows
- 3rd Floor Features Approx 500 Sqft Entertainment Room
- Bed# 4 with Large Oak Stained Window Bench & Plush Carpet Flooring

FLOORING/WALL-FEATURES :

- High Polish Venetian Plaster Finish Walls & Ceilings in Foyer, Wine Room & 1st Floor Bar
- Matte Plaster Wall Finish in Formal Living, Study, Dining, 2nd Floor Hallway Niche, Master Suite Walls
- Foyer Entry Installed and Designed in Multi finish/material Flooring Featuring, Polished Mable, Matte Marble, Porcelain & Satin Anodized Aluminum
- 7" Fumed French Oak Hardwood Flooring throughout the Residence
- 1st Floor Semi Polished Tile flooring from Vallelunga & Co.® in Italy
- Phillip Jeffries® Wall Covering in LED Lit Study BookShelf
- Formal Powder Featuring AKDO® Calacatta Marble & Lime Stone Pattern Flooring Imported from Turkey
- Silver Leaf Finish Applied in Formal Powder Bath Ceiling
- Phillip Jeffries® Silk Wall Covering in Formal Powder
- Kitchen Backsplashes featured by Unica® from Italy and the Textile Glass Collection® from AKDO®
- Pool Bath at First Floor Featuring Italian Gloss Tile on all Walls and Matte Flooring
- 2nd Floor Bar Wall Rear Cladded by Yonoh® tile from Spain and Lit by LED'S mounted on Floating Shelf
- Master Bath Custom Designed Pattern Flooring Featuring Tile from Italy and Satin Anodized Aluminum
- Master Bath Walls Featuring Glass Tile Pattern from Mosiaco® in Italy and Jazz Blanco® from Italy
- Utility Room Features 24x24 Floor & Wall Tile by Ceramica Colli di Sassuolo® From Italy
- Bath #2 Tiles from FAP Ceramiche® in Italy and Todagres® from Spain
- Bath #3 Featuring Floor & Wall Tiles from Pamesa® in Spain & Wall Tiles from Lucidi Pevere® from Portugal
- Bath #4 Features Patterned Wall Tiles from Ceramica Vogue® in Italy

PLUMBING :

- Kitchen features Main Faucet/Prep Sink Faucet/Pot Filler & Hot & Cold Water Dispenser by Newport Brass®
- 1st Floor Bar with LinkaSink® Polished Steel Sink with Sigma® Polished Nickel Single Vessel Bar Faucet
- Formal Powder featuring Sigma® Faucet in Brass Finish & TOTO® One Piece Toilet
- Grey Marble with Mother Of Pearl Inlay Sink in Formal Powder
- Pool Bath features Phylrich® Plumbing in Polished Nickel & DXV® American Standard® One Piece Elongated Toilet
- 2nd Floor Bar with LinkaSink® Hammered Stainless Steel Sink with Hansgrohe® Polished Nickel Bar Faucet
- Maser Juice Bar features Polished Stainless Steel LinkaSink® Sink with Kallista® Vir Stil® Entertainment Faucet in Polished Nickel
- Master Bathroom Featuring Balthazar® Tub by Crosswater® from London featuring Polished Nickel Exterior
- Santec® Polished Nickel Plumbing Fixtures in Master Bathroom with Polished Steel LinkaSink® Sinks and Siberian White Marble Countertops
- Master Shower Features an Infinity Drain®
- His & Her Water Closets Featuring TOTO® Toilets & Bidet
- 2nd Floor Powder Bathroom Features Phylrich® Plumbing in Polished Nickel & DXV® American Standard® One Piece Elongated Toilet



- Bath #3 Features Phylrich® Plumbing in Polished Nickel, DXV® American Standard® Two Piece Fitzgerald Elongated Toilet & Decorative Shower Drain in Polished Nickel
- Bath#2 Features Phylrich® Plumbing in Polished Nickel, DXV® American Standard® Two Piece Fitzgerald Elongated Toilet
- Bath#2 Features a BainUltra® Tub with Frameless Glass Doors
- Utility Room Features DXV® Fresno® Faucet with Rohl® Fire Clay Single Bowl Sink
- 3rd Floor Powder Bath Features Phylrich® Plumbing in Polished Nickel & DXV® American Standard® One Piece Elongated Toilet
- Bath#4 Features Phylrich® Plumbing in Polished Nickel, DXV® American Standard® Two Piece Fitzgerald Elongated Toilet
- Bath #4 Features Bain Ultra® Architect Series Tub
- Garage Quarters Kitchenette features an Elkay® Single Bowl Stainless Steel Sink & Axor® by Hansgrohe® Faucet
- Garage Quarters Bathroom features Phylrich® Fixtures in Polished Nickel & DXV® Elongated Toilet

LIGHTING :

- Stairwell Chandelier has been Designed/Sketched by JD Bartell Designs® for The Residence and Built by Crenshaw Lighting® in Virginia
- E. F. CHAPMAN® Designed Gilded Iron Chandeliers in Formal Living & Study
- E. F. CHAPMAN® Designed Burnished Brass Entry Foyer Pendant
- Restoration Hardware® Chandelier in Dining
- Currey & Company® Kitchen Island Fixtures
- Master Bedroom & Sitting Features Robinson Chandeliers designed by E. F. CHAPMAN® in Polished Nickel & Clear Glass
- Master Closet Features (2) Polished Chrome & Crystal Bracelet Chandeliers by ET2®, Track Spot lighting & LED Wardrobe Lighting
- Minka Lavery® Gameroom Light Fixture
- 3rd Floor Bar featuring Lighting Pendants from Restoration Hardware®
- Utility Room features Undercounter LED Lighting on the Quartz Countertops & a Low-Profile LED Fixture
- LED lighting throughout the Residence from WAC Lighting® & Flex Fire®
- 4" LED Recessed & Directional Art Lighting throughout

CONTROL 4 AUTOMATION/CENTRAL-VACUUM :

- (2) 10" Control 4® T3 In Wall Touch Screens (Family Room & Game Room)
- (1) 7" Control 4® T3 In Wall Touch Screens (3rd Floor Bar)
- 5.1 Audio Channels in Family Room, Game Room & Garage Apartment
- 56 Speakers Installed Through-Out the Residence
- Indoor Speakers: Klipsch® 4" Bezel-Less Reference Series® In-Ceiling Speakers Throughout
- Outdoor In-Ground Speakers: Klipsch® 5" Outdoor Landscape Speakers
- Audio Zones: Formal Living, Study, Kitchen, 1st Floor Hallway, Bar, Dining, Outdoor Front Entry Walkway, Covered Patio, Swimming Pool, Game room, 2nd Floor Hallway, Bedroom #2, Bedroom #3, Master Bedroom, Master Bathroom, Master Dressing Vanity, Master Closet, 3rd Floor Hallway, Entertainment Room, Bedroom #4
- Control 4® Multi-Room Audio allows Music to be streamed from Apple Air-Play®, Napster®, Tune-In®, Pandora®, Amazon Music®, Tidal®, Spotify®, Sound Machine®
- Entertainment Room Features Dolby Atmos® 11.2 Speaker Setup – Featuring (5) In-Wall 6.5" Klipsch® Bezel-less Speakers, (6) In-Ceiling Klipsch® 4" Bezel-Less Speakers & (2) Klipsch In-Wall Subwoofers
- Entertainment Room Pre-Wired for a Projector
- Control 4® Lighting Control System featuring Keypads throughout with Custom Labeled Buttons
- Control 4® Thermostats on each floor for Wireless Controls & Programmability
- Monitored Co2 & Smoke & Heat Detectors Throughout
- Control 4® Alarm Integration allows Home Security System Access From Anywhere Wirelessly
- Zoom Media® Night Vision Dome Cameras Inetegrated Into Control 4® For Surveillance from anywhere
- Control 4® Integrated with Property Automotive Gate and Garage Doors for Remote Operation



- Control 4® Integration of Outdoor Landscape Lighting System for Automatic Dusk/Dawn Operation and Manual Operation from Anywhere
- (2) Electrolux® Quiet Clean® Central Vacuum Systems for Multiple Floor Operation at the same time, Including Baseboard Sweep VacPans

APPLIANCES:

KITCHEN

- Meile® (6 Burners, Griddle & Warming Drawer) 48" Range with Dual Fuel with M Touch controls® & Moisture Plus® via a Plumbed Water Line
- Meile® 48" Decorator Wall Hood with 625CFM
- Meile® 24" Whole Bean Coffee System
- Meile® 24" Pure Line® Steam Oven
- (2) Meile® Fully Integrated Cabinet Face Dishwashers with hidden control panel & 3D+ cutlery tray
- Meile® Fully Integrated with Cabinet Face Panel 30" Refrigerator
- Meile® Fully Integrated with Cabinet Face Panel 30" Freezer
- Sharp® 1.2CuFt 1000Watt Microwave Drawer
- ENVIRONMENTAL WATER SYSTEMS® Kitchen Sink Water Filtration System with Ultra Violet

1st FLOOR - BAR

- Perlick® Cabinet Face Front Beverage Center with 16 Bottle & 42 Can Capacity
- Marvel® 39lbs Crystal Clear Ice Machine

2nd FLOOR - GAMEROOM BAR

- Cabinet Front Integrated U-Line® Beverage Center (85 Bottle or 105 Cans Capacity) with Vinyl Coated & Beech Wood Front Wine Racks

MASTER-JUICE BAR

- Cabinet Front Integrated U-Line® Beverage Center (85 Bottle or 105 Cans Capacity) with Vinyl Coated & Beech Wood Front Wine Racks

3rd FLOOR - BAR

- Sharp® 1000Watt Microwave Drawer
- Cabinet Front Integrated U-Line® Beverage Center (85 Bottle or 105 Cans Capacity) with Vinyl Coated & Beech Wood Front Wine Racks

GARAGE-QUARTERS

- Sharp® 1000Watt Microwave Drawer
- Dual Door/Compartment Beverage Center with Individual Temperature Controls (90Cans & 35 Bottle Capacity)

STRUCTURAL & MECHANICAL:

- Pier & Beam Foundation with Structural Engineer Supervision Pour
- Driveway Pavers Installed on Concrete Driveway
- Zip System® by Huber Engineered Products® Exterior Sheathing & Roof Decking
- Advantech® Sub-Floor Assembly
- Trane® 16+ Seer -95% Variable Speed HVAC System
- Grill less Slot HVAC Vents
- Panasonic Ultra Quiet Exhaust Vent Systems



- Pex Plumbing System
- 3 Rinnai® Tankless Water Heaters
- Electrical Outlets Installed in Baseboards