

Property Features and Improvements

3606 River Forest Drive

GENERAL:

- Designed by award winning architect, Bruce Conaway
- Composition Roof Feb 2018
- Stucco Painted Feb 2018
- Plumbed and Wired for Generator
- Aerobic Septic System with Contract Maintenance
- Fresh Water Well
- Two Hot Water Tanks, one for each floor
- Trane HVAC Units – three for the house and one unit for the game room
- Elevator Shaft for Future Installation
- 3.5 Car Garage with Locking Closets, 1128 s.f. area
- Never Flooded

GROUNDS:

- Wooded 2.57 Acre Lot Fully Sodded with Lush Landscaping
- English Tudor Inspired Elevation with Brick and Stucco Facade
- Designer Coach Lighting
- Wrought Iron Automatic Gate at Entrance with Extended and Circle Drive
- Expansive Back Patio with Stained Stamped Concrete
- Irrigation System for Front & Back Yard with 12 zones

FOYER:

- 8' Custom Mahogany Door with Herringbone Leaded Glass
- Beautiful beams from trees on the property hand sanded and stained by the owners
- Hand Laid and Stained 4" Plank Wood Flooring
- Recessed LED Lighting
- Elegant Crown Molding
- Wood Treaded Staircase with Hand Stained Hand Rail and Wood Block Paneling
- Truss & Beam Ceilings and Trimmed Windows

FORMAL LIVING:

- Hand Laid and Stained 4" Plank Wood Flooring
- 10' Ceilings with Recessed Lighting
- Gas Log Fire Place with Travertine Surround and
- Elegant Crown Molding
- Wall of Windows Overlooking Lake
- "Sonos" Surround Sound Speakers and Controls

FORMAL DINING:

- Hand Laid and Stained 4" Plank Wood Flooring
- Tiffany Chandelier with Recessed Lighting
- Coffered Ceiling with Double Crown Molding with Tray Ceiling
- Floor to Ceiling Windows Overlooking Front Yard
- "Sonos" Surround Sound Speakers

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KITCHEN

- SubZero Refrigerator/Freezer with Separate Ice Maker with Matching Cabinet Facade
- Wolf 36" Gas Range with Statement Hammered Copper Vent Hood
- Stainless Steel Wolf Convection Oven
- Bosch Dishwasher with Matching Cabinet Facade
- Kohler Brushed Nickel Faucet with Vegetable Sprayer
- Granite Counter Tops with Deep 50/50 Stainless Steel Sink
- Custom Cabinetry Built On-site
- Classic Subway Tile Backsplash with Rustic Contrasting Grout
- Walk-In Pantry with Antique Doors
- Heavy Duty Garbage Disposal
- Task Oriented Recessed Lighting and Pendant Lights over the Island
- "Sonos" Surround Sound Speakers
- Classic & Durable Saltillo Tile Flooring

INFORMAL LIVING & DINING:

- Classic & Durable Saltillo Tiling
- Recessed Lighting
- Wall of Double Paned Low-E Windows
- "Sonos" Surround Sound Speakers
- Plantation Shutters

BUTLER'S PANTRY/LAUNDRY/MUD ROOM:

- Refrigerator/Freezer, Dishwasher, Sink and Convectional Oven
- Expansive Rows of Cabinets for Storage
- Dedicated Washer & Dryer Space with Gas/Electric Outlets
- Mud Bench
- Durable Laminate Counters and Tile Flooring
- Pocket Doors for Privacy

MASTER BEDROOM

- Plush Stain Resistant Carpeting
- Recessed Lighting and Ceiling Fan
- Vaulted Ceiling
- Recessed Reading Lights with Switches by the Head of the Bed
- "Sonos" Surround Sound Speakers
- Distinctive Triple Crown Molding
- Built in Shelving with Cabinets with Lavish Faux Finish
- Private Terrace Overlooking Grounds and Lake

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MASTER BATHROOM:

- Hand Laid Travertine Tiling in Bathroom and Plush Stain Resistant Carpet in Closet
- Extended Vanity with Granite Countertop and Under Mount Sinks
- Kohler Brushed Nickel Faucets
- Oversized Walk-In Shower with Brushed Nickel Shower Head and Frameless Door
- Large Closet with Built in Drawers and Shelves
- Private Water Closet with Kohler Toilet
- Oversized Soaking Tub
- Wood Block Paneling Framing Mirrors

SECONDARY BEDROOMS:

- Plush Stain Resistant Carpeting
- Recessed Lighting with Ceiling Fans
- Large Walk-In Closets
- Solid Oil Rubbed Bronze Hardware
- Crown Molding

SECONDARY BATHROOMS:

- Kohler Plumbing Fixtures and Toilets
- Classic Tile Flooring
- Separate Shower in 2 Bathrooms; Tub/Shower Combination in 1 Bathroom

FLEX SPACE:

- Rich Engineered Wood Flooring
- Transition from Home to Game Room
- Plantation Shutters
- "Sonos" Surround Sound

OFFICE:

- Rich Engineered Wood Flooring
- Recessed Lighting
- Built in Desk with File Sized Drawers & Shelves

GAME ROOM:

- Truss & Beam Ceiling with Tongue & Groove Paneling
- Numerous Track Lighting to Enhance Gaming Experience & Ceiling Woodwork
- Plush Playful & Stain Resistant Carpet
- "Sonos" Surround Sound Speakers
- Plantation Shutters