



5,079 SF custom build home
10,196 SF lot in Spring Valley Village
5 Bedrooms / 5 Full Baths with possibility for **2 more bedrooms**
2 Bedrooms downstairs and 2 Full Baths downstairs
2 Primary Bedrooms – main downstairs, second one upstairs
Two car garage

Builder Improvements

Building Features

- 6" Iron front door with operable window
- 3 sets of French doors (all doors operable) open to back deck
- Master has access to deck through French doors with built-in blinds
- 4 sides brick with gray stone and stucco accents
- Custom made iron corbels on exterior
- Cedar garage doors with whisper quiet belt drive openers
- JELD-WEN simulated divided light low-E double insulated windows —all but 6 open
- 6" wide exterior walls
- Treated plywood on lower 4' of exterior sheathing
- Double sill plate construction
- 3/4" Oak nailed to 2x4 skids on tar-covered slab
- 26 –gauge Galvalume metal roof
- Open-cell spray foam insulation
- Poured concrete with membrane shower pans
- Pre-plumbed for solar roof panels
- Third floor attic built with for storage 2x12 ceiling joists on second floor, unfinished same pine flooring and two 3'x5' windows for egress, electrical, and HVAC
- Bonus attic storage off two second floor bedrooms
- Unlike many new builds, this home has a Full house fire Sprinklers

Kitchen and Laundry Room Features

- Blum soft close sliders and hinges with maple-dove tailed drawers
- Kitchen island with cabinets on both sides to optimize storage capacity
- Farmhouse stainless steel undermount sink in kitchen
- Granite countertops
- Blue Star appliance package —convection oven with Pizza Stone, high-energy gas cooktop, Bosh dishwasher
- Bertazzoni speed oven
- LED under cabinet lighting and USB outlets
- Vent-A-Hood exhaust
- Laundry includes low decibel high volume exhaust fan, space for freezer, floor drain, and laundry door to master closet
- Cooktop, wall ovens, and dryer hookups have both electric and gas capabilities

Outdoor Living Features

- Covered brick paved porches, brick paved walkway and brick mailbox
- Covered rear Trex deck with hidden fasteners
- Gas plumbed for BBQ grill
- Beautifully landscaped yard sufficient for pool
- Front and backyard have mature trees
- Weed barrier installed under rock along house
- 7' cedar fence with 12" rot board

Bath Features

- Five full bathrooms with low decibel high volume exhaust fans
 - Master bath dual vanity with marble top, linen cabinet and custom mirror.
 - Master bath has heater and marble the in shower and tub surround.
 - Jacuzzi jetted tub in master bath
 - Separate master shower with 3/8" frameless glass door
 - Triple pane leaded glass picture window in master bath
 - Full bath powder room
 - Porcelain floor tiles including in showers
 - Clean side toilets in master bath and powder room
 - Bathroom plugs in commode rooms
- *Per Seller

Interior Finishes and Features

- Extra Wide 1st Floor doors – 3ft wide
- Four bedroom +downstairs study/optional 5'^ bedroom and media room/optional 6'' bedroom
- Walk-in kitchen pantry with reeded glass pocket door
- 11 FOOT ceilings
- Recessed LED lighting —LED lighting throughout most of home
- 3/4" oak hardwood flooring including stair treads
- 2x6 center match tongue and groove pine flooring in attic
- Custom iron stair rails and banisters
- 8" pine base molding
- Two piece 8"pine crown molding including in bathrooms
- 18 SEER two system zoned HVAC and gas furnaces with WI-FI thermostats
- Two PEX water manifolds serviced by two high efficiency tankless gas water heaters
- Cast stone, direct vent gas fireplace with remote
- Brick hearth
- Wainscoting in dining room
- Lighted alcove in dining room
- Custom master closet with shelving, built-in maple dovetailed drawers with Blum hardware and storage/seating area
- Solid core doors in bedrooms and bathrooms
- Closet doors have built-in light switches when possible
- Tongue and groove pine shelving in closets
- Remote control ceiling fans
- Floor outlets in living room and upstairs game room