



THE
ADAMS
GROUP

34 Lake Como

Features & Upgrade List

- Original owners of this stunning J. Patrick, **custom build**
- **Hardwood floors** throughout the first floor & stairs & **upgraded carpet** upstairs
- **Formal dining room** with a stone wall, tray lighting & restoration light fixtures
- **Kitchen** has upper cabinets, under cabinet lighting, cabinet handles & a rectangular oversized island & **Thermador** double panel refrigerator
- **Bar** off of kitchen with storage, wine cooler & glass cabinets
- **Master** w/ wood tray ceiling & sitting area with stone wall, electric fireplace & wood mantel
- **Master bathroom** has stone wall, rectangular modern jacuzzi, custom closet with upper cabinets, under cabinet lighting & built-in towel warmers
- **Silestone** with 6cm double eased edge on all countertops downstairs
- **Surround sound** throughout kitchen, formal, master, & outdoor patio w/ access from phone app & each room can be controlled to desired sound level
- **Data Smart movie projector** w/ surround sound throughout main floor
- **Living room** features stone wall w/ electric fireplace & wood mantel
- **Wainscoting** in bedroom 3 and built in mudroom off of laundry
- **Electric gate** at entrance & **Duncan Security System**
- Automatic **exterior timed lights & uplights** in front exterior
- Outdoor covered, renovated & extended **patio**
- **Custom paint**, Sherwin Williams upgraded Emerald throughout house & custom Sherwin Williams Emerald white ceilings
- **Brick & stone exterior** of entire house
- **Quiet closing drawers, wood plantation shutters** throughout & **dimmers** in every room
- **Office** with custom built-in oversized bookshelf with cabinets & file cabinets in office closet
- **Bevolo lighting**: 3 Bevolo gas lights outside in front & 2 Bevolo electric lights on back garages
- **Moen** faucets/shower/bath in all bathrooms & kitchen
- **Restoration hardware fixtures** in kitchen, formal dining room & powder bath
- **Moooi chandeliers**: double ball in entryway & chandelier in breakfast nook
- **Mitchell & Williams chandeliers** in master bathroom & closet
- Oversized **outdoor bar & kitchen** made out of cedar & Dekton 6cm double, eased edge including sink, Coyote grill, wine cooler, trash holder, ice cooler, stone backsplash, cedar exhaust hood, cedar ceiling (under porte cochere), porcelain tile, stone fireplace, oversized pavers and mondo grass added to extend patio
- **Oversized 3 car garage** w/ built in shelving
- **30k in landscaping** to have complete privacy/rose garden in front
- **Large lot** with room to build a pool
- Covered plywood **flooring in attic** for additional storage/walking area
- On a **cul-de-sac and no back neighbors** due to green space

COMPASS