

COMPASS

SPECIAL FEATURES

4534 BIRCH STREET

Entry

Gas Lanterns

Metal Double Front Door with 6 Divided Light Window Panes

Transom above Front Door

Large Storage Closet with Shelving Under Stairs

Elevator Closet

Custom Metal Stair Railing and Bannister

Contemporary Chandelier

Kitchen (17x15)

Cesari Quartzite on Countertops and Backsplash

Large Crescent Shaped Island with Seating, Storage and Undermount Farm Sink

Thermador Professional 6 Burner Gas Cooktop with Griddle

Double Electric Ovens

Thermador Vent Hood

Gold Toned Hardware and Touchless Faucet

Thermador Dishwasher

Soft Close Full Extension Drawers

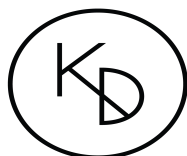
Soft Close Cabinets

Cabinets Go to Ceiling

48" Thermador Built In Refrigerator

Geometric Pendants Over Island

Oversized Walk In Pantry with Room for Extra Refrigerator



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Home Office / Mud Room (10x7)

Wall of cabinets

Window Seat

Built in Desk with Knee Space

2 Large Picture Windows

Located Next to Door to Garage

Dining Room (18x14)

Modern Statement Chandelier

Western Sliding Glass Double Doors

Overlooks Outdoor Patio and Summer Kitchen

Living Room (22x21)

Linear Fireplace with Glass Rocks Surrounded by Cast Stone Wall

Art Niches Flanking Fireplace with Cabinets Below

Large Picture Windows Overlooking Canopied Back Yard

Modern Statement Chandelier

Wet Bar (11x10)

Cesari Quartzite Counters

Glass Fronted Cabinets

Undermount Stainless Steel Sink

Gold Toned Faucet and Hardware

Space for Ice Maker

2 Wine Fridges

Decorative Display for Wine Crates

Study (16x13)

Divided Light Windows

Double Glass Entry Doors

Shelving for Objects d' Art

Block Paneling

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Powder Room

Duravit Commode
Marble Counter with Undermount Sink
Backlit Mirror
Modern Light Fixture
Double Groin Vault Ceiling

Stair Landing

Wall of Open Shelving with Lighted Compartments
Storage Cabinets Below

Game Room (21x15)

Wired for Surround Sound
Window Seat with Drawers Below
3 Divided Light Windows with Arched Transom Above
Vaulted Ceiling
Double Wide Entry

Primary Bedroom (18x16)

Soaring Cathedral Ceiling with Wood Beams
Large Picture Windows with Remote Controlled Shades
Treed Views
Ample Space for Sitting Area
Wired for Surround Sound
Ceiling Fan

Primary Bathroom

Marble Tile Floors
Wall Mounted Brizo Faucets
Marble Countertops
Vanity with Knee Space
Stand Alone Rectangular Tub (Never Used)*
Hexagonal Marble Mosaic on Wall Around Tub

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Double Groin Vault Ceiling
Hexagonal Marble Mosaic on Shower Wall
Rain Head, Body Jets, and Hand Held Wand in Shower
Shower Bench
Large Picture Window Over Tub
Sizable Walk in Closet with Metal Rods, Built Ins, Bench, Mirror

Secondary Bedrooms (13x11, 13x11, 13x12, 13x11)

All Located Upstairs
4 En-Suite Secondary Bedrooms
Wall to Wall Neutral Carpeting
Ceiling Fans
Walk In Closets with Built Ins
Plantation Shutters
Kohler Commodes

Laundry Room

Conveniently Located Upstairs
Undermount Sink
Ample Storage Cabinets
Nearby Linen Closet

Summer Kitchen / Back Porch

Beadboard Ceiling
Coyote Gas Grill (Never Used)*
Leathered Granite Countertop
Gas Log Fireplace with Wiring for Television Above (Never Used)*
Cast Stone Wall Surrounding Fireplace
Travertine Flooring
Large Area for Seating
Ceiling Fan
Wired for Speakers

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General / Miscellaneous

5" Engineered White Oak Flooring on First Floor, Landing and Game Room

Neutral Paint (Sherwin Williams Repose Gray)

11' Ceilings First Floor, 10' Ceilings Second Floor

All Plugs Located in Baseboards

Jeld Wen Double Pane Windows

Solid Core Doors

Crown Molding Throughout

Sprinkler System Covering Front and Backyard

Backyard with Lovely Trees Providing Canopy

No Wires within Line of Sight in Backyard

Solid Wood Garage Door

Ring Doorbell and Ring Cameras Above Garage Door

*Per Seller