

**KITCHEN AND BREAKFAST AREA (2ND FLOOR)**

- Furniture Style cabinets
- Large island with cooktop (gas available)
- White quartz counters
- Tumbled Travertine Backsplash
- Chimney style vent hood
- Under cabinet lighting and plugs
- Stainless steel sink
- Bosch appliances
- Spacious walk-in pantry
- Built-in desk area
- Attached covered balcony with slate tile
- Designer lighting in Breakfast and Island

**BUTLER'S PANTRY**

- Glass shelving
- White quartz counters
- Tumbled travertine backsplash
- Under cabinet lighting and plugs
- Wine chiller

**FAMILY ROOM/DINING ROOM (2ND FLOOR)**

- Built-in cabinets with adjustable shelving and glass enclosed cabinet doors
- Gas fireplace with tumbled travertine surround
- Prewired 5:1 surround sound
- 11' ceilings (family room)
- Covered balcony with slate tile
- Designer chandelier

**PRIMARY BEDROOM/BATH (3RD FLOOR)**

- Coffered ceiling with cove lighting
- 2 large walk-in closets with abundant storage
- Ceiling fan
- Marble counters with double sinks
- Travertine flooring
- Travertine surround shower with glass enclosure
- Separate air blower tub
- Furniture style cabinets
- Framed mirror and designer lighting

**SECONDARY BEDROOM (3RD FLOOR)**

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- Coffered ceiling
- Walk-in closet
- Private covered balcony
- Ceiling fan

**SECONDARY BATH (3RD FLOOR)**

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- Travertine floors
- Tub with travertine tub surround
- Marble counters
- Designer lighting
- Furniture style cabinets
- Linen closet

**MEDIA/GAMEROOM (3RD FLOOR)**

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- Fully sound insulated
- Pre-wired 5:1 surround sound
- Projector ready with conduit
- Customized lighting features

**SECONDARY BEDROOM (1ST FLOOR)**

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- Coffered ceilings
- Walk-in closet
- Ceiling fan

**SECONDARY BATHROOM (1ST FLOOR)**

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- Travertine floors
- Marble counters
- Furniture style cabinetry
- Designer lighting
- Tub with travertine tile surround

**SECONDARY BATHROOM (1ST FLOOR)**

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- Tile flooring
- Gas and electric dryer connections
- Washer connections
- Washer and dryer included
- Built-in storage

**STUDY (1ST FLOOR)**

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- Double glass French door enclosure
- Ceiling fan

### POWDER BATH (2ND FLOOR)

- Custom cabinet
- Marble counters
- Designer lighting

### OTHER FEATURES

- ELEVATOR capable
- Knotty Alder Wood Front door with beveled glass and custom iron work
- Front covered entry
- Solid wood treads on all stairs
- Contemporary railing
- Tankless hot water heater
- Reverse osmosis Water filtration system
- Schalge Hardware and Moen plumbing fixtures
- Sprinkler system
- Rear patio storage closet
- First floor covered patio

### SPECIFICATIONS

- Conventional stucco, stone and brick exterior
- 2-car attached garage w/automatic opener and keyless entry
- Stained garage door
- 30-year HD Architectural Mildew Resistant Roof
- Tech shield radiant barrier
- Double pane Low E, Insulated vinyl windows
- 10' ft ceilings on all floors
- Solid Oak wood flooring throughout
- Three zones of AC and Heating: 2 Amana 16-seer High Efficiency Units (4 Tons- 1st and 2nd floor with Split Damper system) (2 Tons – 3rd floor)
- Media Filters (Whole house filtration system)
- Jumper return ducts
- Nests Thermostats for all 3 zones
- Security system installed