

2209 Kingston

Entry

Beveled glass front door
Hardwood flooring
10 ft ceilings
Crown molding
Recess lighting
Spiral staircase
Elevator

Library

Hardwood flooring
10 ft ceilings
Built-in speakers
Recessed lighting
Built-in shelving
Built-in file drawers
Chair railing
Double French windows

Formal Living Room

Hardwood flooring
14ft Trey ceilings
Fireplace with wood mantle and marble surround (wood burning with gas logs)
Recessed lighting
Built-in speakers
Double French doors to patio

Formal Dining Room

Hardwood flooring
14ft Trey ceilings
Bay window over- looking patio
Recessed lighting

Power Room

Hardwood flooring
fabric wall covering
Marble counters
Gold plated Malachite Sherle Wagner sink hardware and gold plated Sherle Wagner sink
Cut glass light fixture

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Kitchen

Brick flooring
10 ft ceilings
Crown molding
Venetian plaster walls
Recess lighting
Granite countertops with granite backsplash and undercounter lighting
Granite breakfast bar
Stainless extra- large kitchen sink with Grohe faucet and InSinkErator disposal
Wolf 4 burner gas cooktop with oven
Zephyr stainless vent-a-hood
Cove dishwasher
Sub-zero glass front refrigerator/freezer
Kitchen Aid stainless electric oven
2 Turbo Chef ovens
Stainless warming drawer
GE Profile microwave
Pantry with pull outs
Walk-in pantry
Silver Storage

Family Room (off kitchen)

Brick flooring
10 ft beamed ceilings
Venetian plaster walls
Recess lighting
Built-in speakers
Built-in shelving, drawers and entertainment center

Breakfast Room

Brick flooring
10ft beamed ceilings
Venetian plaster walls
Pocket doors
Recessed lighting
Bead board
Double French doors to pool area and French window

2209 Kingston

Bar

Brick flooring
Granite counters
Bead board
Venetian plaster walls
Recess lighting
Scotsman ice maker
Subzero wine cooler
Bosch dishwasher
Kitchen-Aid refrigerator
Glass storage
Sink
Dutch door with serving bar opening to the Pool area

Laundry

Brick flooring
Built-in cabinetry, counters and sink
Stack-able full- size Maytag washer and electric dryer

2nd floor

Master Bedroom

Hardwood flooring
14 ft Trey Ceilings
Crown molding
Recessed lighting
Built-in shelving
French doors to balcony overlooking pool and courtyard

Master Bathroom

Marble flooring
Slab marble walls with crown molding
Marble countertops
Sherle Wagner sink with Rhodochrosite marble and gold- plated fixtures
Built-ins
Jacuzzi style tub with gold-plated fixtures
Glass enclosed separate shower with gold-plated fixtures
Bidet
Toilet with soft-close lid

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Master Closet

Stainmaster carpet
Floor to ceiling mirrors
10ft ceilings
72 linear feet of hanging space (per seller)
Pull down hanging rods and built-ins
Ceiling fan
Plantation shutters

Second Bedroom Suite

Hardwood flooring
10 ft ceilings
Crown molding
Shutters
Full bath with tub/shower, granite counters, toilet with soft-close lid
Linen closet
Walk-in closet

Third Bedroom Suite

Hardwood flooring
10 ft ceilings
Crown molding
Shutters
Full bath with tub/shower, granite counters, toilet with soft-close lid
Linen closet
Walk-in closet

Storage Room

Carpet
Luggage storage and sperate locked partial cedar-lined closet
skylights

Courtyard

Pennsylvania blue stone with brick trim
Pool with waterfall
Sitting area with built in speakers and ceiling fans
Dutch door with serving bar opening to bar area

Balcony

Brick flooring and wrought iron railing
Overlooks pool and courtyard with built-in speakers and serving ceiling fans

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Back patio off Living and Dining Room

Brick flooring

Recessed lighting

Ceiling fans

Exclusions (confirm prior to submitting an offer as some of the below items may be negotiable)

All Hanging Chandeliers except light fixture in power room

All outdoor pots and furniture, mirror and gas grill

Rock Crystal Newal Post Ball

Fireplace andirons and screen

Safe in Master closet

Owner will take one set of the Washer and Dryer

Refrigerator in the garage

Electric Car Charger

2209 Kingston
Improvements per Seller in the last 7 years as of 10/15/19

Roof with gutters
Foundation repaired by Atlas (Lifetime transferable warranty)
Hardwood floors installed throughout 2nd floor
Stainmaster carpet in master closet
Hardwood floors refinished and re-stained on 1st floor
2 Carrier Air Conditioning and gas furnace systems replaced
3rd Air Conditioning systems replaced by previous owner – approx 9 to 10 years ago
3 gas hot water heaters with circulating pump replaced
Front library French Windows both replaced with metal clad
All outdoor trim repainted
Pool with waterfall re-plastered with glass bead plaster; installed electrical line, filter, pumps, ran gas line to heater, LED pool lighting replaced (all on computerized remote), replaced pool heater
Replaced full size stack Whirlpool washer and electric dryer in utility room
Added Full size Maytag washer and gas dryer in master bedroom closet with drain pan
Scotsman ice maker in bar
Subzero wine cooler
Bosch dishwasher
Stainless extra-long Kitchen sink in kitchen with Grohe Faucet and InSinkErator disposal
Zephyr vent-a-hood
Undercounter lighting
Microwave
Cove dishwasher in kitchen
Kitchen glass door Subzero refrigerator/freezer
Wolf 4 burner gas cooktop with oven
2 Turbo Chef ovens
All Balconies rebuilt
Custom Maestro light dimmers replaced
All bathroom faucet stems replaced
Custom Baldwin Hardware
Custom finishes on paneling in kitchen, den, breakfast areas and custom Venetian plaster walls
All toilets have soft close lids, powder room toilet replaced
Commercial phone system replaced with intercom and front gate opener
Re-landscaped
Security system and 4 security cameras updated; Ring door bell, flood lights back patio & garage
Installed recessed clock plugs for art lighting in den, master bedroom, living room, library and dining Rm
Creston Music System computerized