



About 1025 Lamonte

Size

4,113 Square Feet on two floors

Garage – an additional 456 sq. ft.

Covered patio – an additional 300 sq. ft.

8,589 Square Foot Lot

Building Materials

- Exterior – Hardie Panel siding with brick detail
- Roof – Composite, 30 year warranty with metal roof detail
- Foundation – Concrete/ post tension slab
- Windows – Showcase double paned/vinyl; argon-filled
- Front Door – Solid Mahogany and Glass
- Rear French Doors, Solid Mahogany and Glass
- Garage Door – 8' solid steel and composite door with windows

Insulation and HVAC

- Insulation – Tech Shield Roof Decking; R-38 blown insulation in attic; R-19 wall batting in 2x6 walls; R-13 wall batting in 2x4 walls
- HVAC System – 2 zone Trane high-efficiency 16 SEER heating/ac system

Security and Audio Video System

- All doors and windows wired for security
- Motion Sensor in family room/kitchen
- One glass break sensor located in Master Bath
- 2 keypads
- Pre-wired sound system includes wiring in family room, master bedroom, game room, and outdoor patio; family room is wired for surround sound

Finish Materials Interior

Kitchen Appliance Package: Fisher & Paykel

- 48-inch range
- 48-inch counter depth refrigerator
- Dishwasher
- Sharp under counter microwave drawer
- Whirlpool under counter 24 bottle wine refrigerator

Game Room

- Elica under counter beverage refrigerator

Walls and Trim Color:

Exterior paint – Sherwin Williams Magnetic Gray

Interior walls/trim – Sherwin Williams Origami White

Wood trim stain – Minwax Slate Gray

Flooring:

- 7” engineered French Oak throughout
- White Oak treads on stairway
- All baths and mudroom designer porcelain & ceramic tile

Light Fixtures:

- Hudson Valley Lighting Group throughout, except for Dining Room, which is James Allen

Counter Tops:

- Quartz throughout interior
- Granite on Summer Kitchen

42- Inch Gas Fireplace

Summer Kitchen:

- 32" 4 Burner Gas Grill
- SS access doors and granite counter top
- Granite countertop
- Bar Sink

Landscaping

- In-Ground 6 zone Sprinkler System
- 2 30-gallon Oak trees
- Front of home landscaping