

# Eleven Eighteen (1118) River Bend Drive

## Highlights of Home

Metal double doors to entrance hallway  
Visual Comfort light fixtures  
Custom iron handrail and balustrades on stairway  
Residential Elevator to second floor  
Fire sprinkler system throughout  
Wet Bar – Walker Zanger tile backsplash and countertops  
Thompson Traders hammered nickel sink & Kallista faucet  
Separate Sub Zero Wine refrigerator and Ice Machine  
Wired for all media throughout the home – sound, cable, alarm and security  
Custom built-ins with low voltage lighting and adjustable shelving  
Kitchen - Urban Electric lanterns  
Waterworks handmade tile backsplash  
Ventahood extractor  
Wolf dual-steam Range  
Sub Zero Refrigerator – 48 inch with freezer drawer  
Wolf Convection oven and warming drawer  
Wolf Microwave  
Walker Zanger Leathered Perla Venatta Quartzite countertops  
Kohler sink with Kallista faucet with Insinkerator disposal  
Two utility rooms - on the first and the second floor  
All bedrooms have their own large, en suite designer bathroom with walk-in wardrobe  
Guest bedroom on first floor has direct access to the back yard and pool  
Four bedrooms on the second floor including the Main Bedroom  
Main Bedroom suite includes a private sitting/relaxing/reading/work-out area  
Main Bathroom - Limestone tile flooring  
Double shower heads and controls  
Walker Zanger champagne quartzite countertops  
Dual Mirabelle sinks with Kohler faucets  
Victoria and Albert limestone bathtub with Kohler faucet  
Two separate water closets with Kohler toilets  
Separate 'east' and 'west' walk-in closets with floor to ceiling built-in shelving and cabinetry.  
Game Room - Built-in Custom cabinetry with hammered nickel sink  
Walker Zanger Perla Venatta quartzite countertop  
Separate Sub Zero drinks and ice refrigerator  
Fisher Paykel Dishwasher drawer  
Reclaimed and refinished solid pine internal doors  
Custom Crown molding throughout  
Plumbing stacks are all insulated for sound  
Three 50 gallon water heaters and Four HVAC Systems (one serves just the Master suite)  
Lutron lighting system throughout – for remote WiFi access  
Baldwin door hardware throughout  
Attic space - access via built-in stairway, fully boarded and lit throughout  
Exterior rubbed reclaimed brick finish  
Large Pool and Spa with Pebbletec finish and Infinity edges  
Whole-of-House Kohler Generator  
Three car oversize garage behind wrought iron gates with controlled access/camera  
Eight gas lanterns around exterior and two water meters with full irrigation system