

# DESAI CONSTRUCTION INC.

## SPECIAL FEATURES OF HOUSE

AT

10942 HEINHORN

FOR

DR. & MRS. VIRENDRA MATHUR

1. Stucco finished 1,100~~0~~ sq. ft. porte cochere for 4 cars.
2. Additional parking space for 3 - 4 cars.
3. Over 7,500 sq. ft. of stamped concrete driveway with #3 rebar at 15" (no wire mesh). Color charcoal and sealed.
4. Drilled pier, beam foundation. All beams at least 2'-0" deep; some beams at least 4'-0" deep. Total drilled piers 63; All slab; 3 bars at 15" c/c each way.
5. Multi-level first floor; entry level about 4' above street level.
6. Cellar with 8" and 10" - 2 layer steel walls, waterproofing, waterstops, plaster finish; sump pump; wine racks for about 600 bottles.
7. House framing all #2 or better wood. All exterior walls 2 x 6. Some parts supported by steel columns, beams and 22' deep wood floor joists.
8. Most of first floor 10' or 12' high. Formal living room and formal dining room truncated pyramid ceiling with skylight in each room.
9. 18' high foyer with 4 - 2' x 8' mirrored door coat closets.
10. 4 panel bevelled glass entry door and side lites.
11. All exterior walls energy saving insulated wall system. About 9,500 sq. ft. cost about \$3.50/sq. ft. vs. energy draining brickwall, costing about \$5.00/sq. ft.
12. Unusually energy efficient house incorporating recommendation made by The Solar Energy Consultant. All walls R-28; all ceilings R-30.
13. All wood windows double insulated by Marvin.
14. Family room, game room, master wing windows 1/2" thick, laminated safety glass butt-jointed windows.
15. Glass block walls in powder room and master bath.
16. Galvalum metal roof with concealed gutters and concealed downspouts.
17. All sheetrock 5/8"; screwed to studs; installation instead of 1/2" sheetrock.
18. About 5,000 + sq. ft. marble flooring; steps, hallways, bathrooms.

19. About 2,100 sq. ft. ceramic tile walls in shower and all bathrooms.
20. All counter-tops in kitchen, bathrooms, bars, breakfast buffet, formal dining room buffet marble slabs.
21. All hearths, sides and top of 3 fireplaces marble slabs.
22. 2 walls of master bath; a powder room wall and all back-splashes in kitchen marble tiled.
23. Above average Nutone Intercom System all over the house.
24. Special - Commercial type skylights double insulated.
25. 26 stereo speaker wiring installation all over the house with master panel hook-up for owner's stereo equipment.
26. 2 separate central vacuum systems.
27. Elaborate, sophisticated, extensive security system consisting of infra-red passive sensors; scanners, sound discriminators, glass bugs. Yard scans, and sony entrance door monitor system.
28. 3 fireplaces.
29. 2 bars, each equipped with bar sink; automatic ice-maker; ample storage; glass racks; and mirrors.
30. 1 winding, curved steel and wood main staircase with marble steps.
31. 2 spiral staircases, one almost 36'-finished, painted black and carpeted steps.
32. 3 story high landscaped atrium with huge double insulated skylight.
33. A roof hatch for access to roof.
34. 4 thermostatically controlled roof vents.
35. 2 separate pantries.
36. Utility room with service sink; extensive storage, counter space. All finished with maxigraph plastic laminate.
37. Ample storage in garage and garage hallways.
38. All cabinets, storage, display, buffet either stained or finished with maxigraph. All shelves either adjustable or pull-out type.
39. Kitchen with 2 sinks; a 3-bowl and 2-bowl with 2 disposers; 2 dishwashers, 2 cook-tops, 1 electric; 1 gas; microwave oven, warmer and sub-zero refrigerator and freezer. All panels finished with maxigraph.
40. Kitchen appliances either Kitchenaid or thermador.

41. 16 thermostatically controlled 52" Old Jacksonville ceiling fans in the house.
42. Unique, energy efficient water source air conditioning system with 5 zones, with 5,600' lin. ft. of closed loop system installed in ground.
43. 2 water heaters operated by a/c compressor generated heat.
44. A/C system features: a humidifier, fresh air duct; electrostatic filters, 5 programmable Robert Shaw a/c thermostats, metal ducts.
45. All hot/cold water lines insulated.
46. All hardware Baldwin chrome.
47. All bathroom accessories either Baldwin chrome, glass or Jado chrome/gold.
48. Master bath with floor to ceiling mirror walls; steam shower, whirlpool bathtub, Kohler Rochelle toilet bowl. All fixtures Jado.
49. 2 cedar closets
50. All closets with a/c outlet; 2 double and 1 single rod, carpet, shoe rack, shelf and 3 drawer storage.
51. stepped-up ceiling treatment in master bath with skylight.
52. Special ceiling treatment in master bedroom, sewing room and guest room.
53. Special lighting in sewing room.
54. Lighting consists of cove lights, incandescent lights under the counter lights, display case lights, dimmers and 3 - 4 way switches.
55. Regular and home-run type of telephone wiring.
56. The house wired for cable T.V.
57. Designer wallpaper in powder room, master bathrooms.
58. Imported Italian chandelier in foyer.
59. Prefab sauna in pool bath.
60. Premium quality fixtures in several bathrooms.
61. 1,400 sq. ft. of decked flooring in 4 attics.
62. Steel post; metal channel structural fence finished with stucco on both sides and 1 walk-thru and 1 drive-thru gate.
63. Finished, sheetrocked, insulated garage.