



4122 Falkirk Lane: Features List

Innovative and stunning 4/5 bedroom, 4.5 bath new construction home by BAS Concepts with architecture by Travis Mattingly of ASI. The entry level of this unique concept features a grand entry, 4 car garage, almost 300 sf of storage and a large, covered outdoor veranda. The chic living space includes an expansive Grand Salon with amazing natural light, chef's kitchen with island and Thermador appliances. Also on the main level, a dining room with built in bar/buffet, home office with wood burning fireplace and a guest suite. The upstairs boasts a giant primary suite with a formal sitting area, lavish bathroom with soaking tub and separate sinks plus vanity and two huge walk-in closets! Dedicated game room with adjacent Beverage Center. Elevator capable, high ceilings, two wood burning fireplaces, covered outdoor porches and balcony! Walkable to IB World Mark Twain Elementary and close proximity to the medical center.

Grand Entry / Ground Level

Sizable formal entry
Four Car Garage with Epoxy Coating and North and South Garage Doors
Elevator Capable Closet
Durango Front Door – Steel and Glass
Covered Veranda
Enclosed Storage Room – almost 300 sf
Expansive back yard with room for future pool and plenty of green space
Driveway – Belgard Origins Paver System

Main Level

Grand Salon

- Isokern Wood Burning Fireplace with Cast Stone surround; access to covered balcony with built-in Coyote Gas Grill; amazing natural light, Jeld-Wen Silestone windows

Chef's Kitchen, Dining Room, Bar

- Thermador Appliances (Kitchen) and SubZero Appliances (Dining)
- Range Hood – Stained White Oak with Brass Straps
- Island with Tahiti Quartzite Leathered and Stained White Oak
- Backsplash - Calcatta Dolomite in Chevron Pattern
- Walk-in Pantry
- Delta Brizo Plumbing Hardware
- Custom Cabinetry

Office

- Wood Burning Fireplace with Cast Stone surround
- Stained and Painted Custom shelving with Brass Sconces

Guest Suite

- Walk-in Closet
- En Suite Bath

Powder Bath

- Black Vision Leathered Granite Counters
- Newport Brass Plumbing Fixtures
- Sconce Lighting



Upper Level

Primary Suite

- Reading nook with Marble Counters, Custom Cabinetry with Lighting
- Bathroom: Namaste Marble (Bath Floors; Shower; Backsplash), Pegasus Dolomite (Counters)
- His/Her Sinks/Counters with Vanity Seating area
- Two large Walk-In Closets with Ceiling Height Storage
- Soaking Bath

Secondary Bedroom

- En Suite Bath with Whitney Gray Quartz Counters
- Walk-in Closet with Custom Cabinetry

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- Walk-in Closet with Custom Cabinetry
- Hollywood Bath with Whitney Gray Quartz Counters connecting to Game Room

Game Room

- Vaulted Ceilings
- French Doors to Covered Patio
- Adjacent to "Juice Bar" with Sink and space for Beverage Fridge

Utility Room

- Black Vision Leathered Granite Counters
- Sink
- Stackable Washer/Dryer area with gas/electric connections

OTHER:

Tankless Water Heaters with Circulation Loop

Spray Foam Insulation

HVAC - 2 Stage Condenser with Variable Speed Furnace with Zoning System on 2nd Floor

Emtek Hardware – Doors

Lighting Inc. Lighting throughout

11 Ft. Ceilings on Main Level

10 Ft. Ceilings on Upper Level

Windows

Jeld-Wen Sitrine

Flooring

Wood Floors Throughout – European Oak 8" Plank in whitewash finish (similar to island color)

Riviera Shores Limestone on First floor and First floor steps

AV/ELECTRICAL

Elevator Capable

Security System Installed

Pre-wired for Security Cameras

Pre-wired for Sound