**311 Mill Creek Road**

**FULL FEATURE SHEET**

**ENTRY**

* 8’ Wrought Iron Door with Rain Glass for Privacy
* Birch Scraped Hardwood Plank Flooring
* Coat Closet with Extended Storage Under the Stairs
* Clerestory Window
* 8 Inch Baseboards
* 20 ft Entry Ceilings

**DINING ROOM**

* Custom Accent Wall
* Full Length Drapes
* Birch scraped Hardwood Plank Floors
* Open to Family Room
* 8 Inch Baseboards
* Crown Molding
* Butler’s Pantry with Silestone Counters

**STUDY**

* Recessed Lighting.
* Crown Molding.
* Custom Wood Built-Ins
* Wood Plank Floors
* Ceiling Fan
* Double French Door Entry

**KITCHEN**

* Kitchen Aid 36” Gas Range with 6 Burners
* Kitchen Aid Double Convection Ovens
* Kitchen Aid Built-In Microwave
* Kitchen Aid Dishwasher
* Custom Cedar Wood Vent Hood
* Upgraded Granite Countertops on Island
* Silestone Counters on Back Counters
* Porcelain Mosaic Tile Backsplash
* Pot Filler
* 60” Upper Cabinets with Glass Upper Tier for Display
* Apron Sink
* Soft Close Drawers and Cabinets
* Pendant Lighting Over Island
* Recessed Lighting
* Enormous Walk In Pantry

**FAMILY ROOM**

* Fireplace with Direct Vent Gas Logs
* Cedar Mantel with Corbels
* 12” x 24” Tile Surround on Fireplace
* Custom Accent Trim above Fireplace
* 3 Panel Slider Doors to Backyard
* Arched Windows Over Slider Doors
* 8” Baseboards
* Birch Scraped Wood Plank Flooring
* Custom Wood Beam Accents
* Vaulted Ceilings

**DOWNSTAIRS ½ BATH**

* Silestone Counters
* Undermount Sink
* Custom Framed Mirror
* Oversized 12x24 Tile

**MASTER BEDROOM**

* Triple Oversized Windows with Arched Transon Accent Windows.
* Custom Floor to Ceiling Drapes
* Barrel Vault Ceiling
* Wood Plank Flooring
* Ceiling Fan
* Crown Molding

**MASTER BATH**

* Dual Extended Vanities with Undermount Sinks. Silestone Countertops and Multiple Cabinets
* Brushed Nickel Plumbing Fixtures
* Oversized Framed Vanity Mirrors
* 12x24 Tile Flooring Laid on the Offset
* Oversized Walk-in Shower, Soap niches and Finished with Subway Tiles and Mosaic Accent Tile
* 7’ Jetted Soaking Tub
* Privacy Windows for Natural Light
* Custom Designed Walk in Closets with Multiple Built-In Custom Shelving Units, Shoe Racks and Drawers.
* Display Cabinet/Storage with Glass Doors and Display Lighting

**GUEST SUITE**

* First Floor Level
* Ceiling Fan
* Double Doored Closet Storage
* Floor to Ceiling Drapes
* En-Suite Bathroom
* Engineered Marble Counters
* Tub/Shower Combination with Tile Surround to Ceiling

**SECONDARY BEDROOMS 2nd Floor**

* Two bedrooms share Access to Balcony Overlooking Front of Home
* Walk-in Closets with Shelving in Two Rooms w/ Double Wide Closet in 3rd.
* Two bedrooms have En-Suite Bathrooms, Third Bedroom has Easy Access to Hall Bathroom
* Plush Carpeting

**SECONDARY BATHS**

* Extended Vanity Cabinet Storage with Engineered Marble Countertops
* Tile Flooring
* Combination Tub/Shower with Upgrade Variegated Tile Surround, Accent Tiles, and Soap Shelf

**GAMEROOM**

* Spacious Area with Room for Multiple Game Tables
* Recessed Lighting
* Large Storage/Game Walk-In Closet
* Plush Carpet

**MEDIA ROOM**

* French Door Entry
* 5.1 Dolby Surround Sound Receiver
* Built -In Speakers
* Television Nook
* Plush Carpet
* Ceiling Fan

**UTILTY ROOM**

* ~3’ x 5’ Island
* Extensive Cabinets
* Engineered Marble Counters
* Counter Depth Refrigerator Remains
* Oversized Tile Flooring
* Entry Cabinets with Drop Zone for Kids Storage/ Backpacks
* Beadboard Finish

**GARAGE**

* Oversized 2 Car and Separate 1 Car Garages with Automatic Openers
* “Cedar” Clad Garage Doors

**ADDITIONAL INTERIOR FEATURES**

* Rounded Corners
* 8’ Panel Doors Downstairs
* Oversized Utility Room with Benches, Backpack Storage and Cabinets
* Solid Wood Staircase with Stained Treads and Handrails
* Storage/Mud Bench off Garage Entry
* Open Floorplan
* Security System

**POOL and PATIO**

* Pool Built 2021
* Two Covered Patio Areas
* Extended Decking for Additional Seating Areas
* Fire and Water Bowls
* Spa w/ Spillover Waterfall
* Two Lounge Sun Shelves w/ Umbrella Sleeves
* Sitting Bench in Pool

**ADDITIONAL EXTERIOR FEATURES**

* Full Gutter System
* Stone and Stucco Exterior with Cornice Accent
* Covered Porch Entry
* 2nd Floor Balcony Overlooking Front of Home
* Full Sprinkler System
* Extensive Landscaping with Mature Trees
* Extended Driveway for Additional Parking

**ENERGY EFFICIENT FEATURES**

* Double Pane Low-E Insulated Windows
* Radiant Barrier in Attic
* Digital Programable Thermostats
* High-Efficiency HVAC with Dual Zones
* North/ South Exposure
* “Environments for Living” Certification
* Energy Star Appliances