

4018 BETSY LANE PROPERTY FEATURES

EXTERIOR

- Brick, Hardie Panel and Berridge Metal Siding
- Two Driveways/Parking Areas with Permeable Pavers Allowing Water Absorption, Benefitting the Two Live Oak Trees
- Custom Crafted Street-Facing Fence Constructed of Fired Ironwood (won't warp)
- Secure Gated Entry with Ring Electronic Lock Release
- Front Courtyard with Specimen Chinese Fringe Tree
- Covered Outdoor Living Area with Double Ceiling Fans, Stained Pine Ceiling, In-Ceiling Stereo Speakers and Gas Fireplace
- Pebble Stone Surface in Back Terraces
- Heated Pool and Hot Tub with Sunning Shelf, Automatic Pool Filler, Polaris Cleaning System and Pentair Remote Control Operation
- Rear Dining Courtyard with Brick Pavers and Gas Line for Grill
- 14 Zone Irrigation System with Rain Sensor
- Landscaping by Gregory/Henry Landscapes
- Landscape Lighting by Natural Concepts Lighting (incorporated into Lutron Lighting System)

LIVING ROOM (20 X 16)

- Reclaimed Teak Flooring
- Floor to Ceiling Teak Entertainment Center with Custom Steel Surround
- Ethanol Fireplace
- In-Ceiling Stereo Speakers with Surround Sound and Control4 System
- Hunter Douglas Blinds with Pindler & Pindler Custom Drapes
- UV Protective Film on Windows

DINING ROOM (16 X 14)

- Reclaimed Teak Flooring
- Arteriors "Winston" Chandelier
- Custom Track Lighting
- Roma Custom Drapes
- Semi-Transparent Window Film on Street-Facing Window for Privacy
- In-Ceiling Stereo Speakers

KITCHEN (24 X 17)

- Reclaimed Teak Flooring
- Quartz and Stainless Steel Counters with Integrated SS Sink
- Blanco Faucet
- Custom Florense Kitchen with Multiple Storage Options
- Touch-latch Pantry Closets
- Large Walk-in Pantry Closet
- Artimede Island Chandelier
- Island with Bar Sink, Seating and Storage
- High End Appliance Package:
 - Double Miele Convection Ovens
 - Miele Microwave
 - Miele Built-in Coffee Maker
 - Miele Dishwasher
 - Miele Warming Drawer
 - Bosch Dishwasher
 - Subzero Refrigerator
 - Liebherr Refrigerator
 - Thermador Wine Refrigerator
 - Wolf Gas Cooktop

BREAKFAST ROOM (12 X 8)

- Reclaimed Teak Flooring
- Arteriors “Eames” Pendant Light
- Floor to Ceiling Windows with Access to Back Courtyard and Grilling Area
- UV Protective Film on Windows

HOME OFFICE (18 X 14)

- Reclaimed Teak Floors
- Privacy Doors with Cattle Horn Pulls
- Floor to Ceiling Windows with views to Backyard and Back Courtyard
- UV Protective Film on Windows
- Built-in Teak Credenza with with Horn Pulls and Filing Drawers/Storage
- Built-in Teak Cabinetry with Storage for Printer, Office Supplies, Books and Stereo/Wifi Equipment
- Built-in TV
- In-Ceiling Stereo Speakers
- In-Floor Outlets to Service Office Desk
- Hunter Douglas Blinds with Pindler & Pindler Custom Drapes

POWDER ROOM (6 X 6)

- Quartz Counter
- Cork Wall Covering
- YLighting “Cubo” Wall Sconces
- Alape Sink with Newport Brass faucets
- Toto Toilet

GARAGE (22 X 22)

- Epoxy Floor
- Three Storage Closets with Hinged Doors
- Slat Wall Storage/Organization System

SECOND FLOOR

HALLWAY

- Reclaimed Teak Flooring
- Extensive Wall Space for Art
- Velux Tubular Skylights providing Light, including soft moonlight at night

PRIMARY BEDROOM (18 X 14)

- Floor to Ceiling Windows Facing both Backyard and Back Courtyard
- Private Covered Terrace on East Side with Stained Pine Ceiling
- Privacy provided by Separation from Guest Bedrooms
- Varaluz “Urchin” Pendants Lights
- George Kovacs “Wing” Ceiling Fan
- Hunter Douglas Blinds with Pindler & Pindler Custom Blackout Drapes
- Recessed Lighting
- In-Ceiling Stereo Speakers
- Carpet Flooring
- Large Walk-in Closet with:
 - Over 43 linear feet of hanging space
 - Shoe Closets with storage for up to 132 pairs of shoes (with room to expand)
 - Built in Dressers (7 feet wide by 46” high)
 - 60 Drawer Slots for Belts or Jewelry
 - 75 Pegs for Ties or Necklaces
 - Double pull-out Hampers
 - Additional Built-in Storage

PRIMARY BATHROOM (16 X 10)

- Walker Zanger Tile Flooring with Trim in Geometric Pattern
- Double Sized Shower
 - “Infinity Channel” Drain
 - Velux Tubular Skylight
 - 2 Shower Heads and 2 Hand Sprayers
 - Newport Brass Plumbing Fixtures
 - In-Shower Glass Shelving for Shampoo, etc.
 - 5 Foot Slab Granite Bench
- Double Villeroy and Boch Sinks with Slab Granite Counter
- Newport Brass Plumbing Fixtures
- Custom Teak Vanities with Built-in Storage plus Open Shelving Storage
- Custom Floating Mirror suspended from the ceiling by Steel Supports
- Large Windows with Privacy/UV Film and Hunter Douglas Shades
- Arteriors “Arianna” Pendant Lighting
- Separate Water Closet with Toto Toilet and Built-in Cabinets
- Extensive Built-in Storage
- In-Ceiling Stereo Speakers
- In-Ceiling Heater/Vent Fan Combo

GUEST BEDROOM 1 (18 X 13)

- Carpet Flooring
- Walk-in Closet
- Private Covered Terrace with Stained Pine Ceiling
- Hunter Douglas Shades, including Blackout Shade
- Ensuite Bath:
 - Porcelain Tile Flooring
 - Quartz Countertop
 - Custom Teak Cabinetry
 - Double Duravit Sinks
 - Custom Steel Floating Mirrors Suspended from the Ceiling
 - Semi-opaque Window Film for Privacy
 - Glass/Metal Mosaic Floor to Ceiling Tile
 - Tub/Shower Combination with Movable Glass Panel Door and 6’ Soaking Tub
 - In-Ceiling Heater/Vent Fan Combo
 - Toto Toilet

GUEST BEDROOM 2 (18 X 13)

- Carpet Flooring
- Private Covered Terrace with Stained Pine Ceiling
- Walk-in Closet with Built-ins
- Hunter Douglas Shades
- Ensuite Bath:
 - Thorntree “Silver Thorn” Stone Flooring
 - Quartz Counter
 - Arteriors “Garrison” Pendant Lighting
 - Mosaic Glass Shower
 - Recessed Lighting
 - Semi-opaque Window Film for Privacy
 - In-Ceiling Heater/Vent Combo
 - Toto Toilet
 - In-Ceiling Heater/Vent Fan Combo

UTILITY ROOM (9 X 8)

- Tile Flooring in a Faux Wood End-Grain Pattern
- Ceiling Mount Light and Under Cabinet Lighting
- Built-in Cabinetry
- Laminate “Concrete” Counters with Large Sink
- Kohler Sink
- Front Loading Electrolux Washer and Dryer
- Hanging Rods and Built-in Storage

GENERAL

- Ceiling Height:
 - First Floor: 10 feet
 - Second Floor: 9 feet
- Custom Hand-Sculpted and Finished Reclaimed Teak Flooring in oversized 4x4 Parquet Pattern by Custom Floors Unlimited on First Floor and Second Floor Hallway
- Doors and Windows by Western Window Systems
- Recessed Halogen Lighting and Art Lighting Throughout
- Baldwin Door Hardware Throughout
- Floor to Ceiling Windows with Sliders Allowing for Indoor/Outdoor Entertaining
- HVAC Systems: Four Trane Systems, two for each floor. All systems on semi-annual maintenance program.
- Slot Diffuser Vents on First Floor and Primary Suite
- All Baseboard and Door Trim constructed with “Flush Reveal” Detailing

- 2 Tankless Water Heaters
- Security System
- Lutron Lighting System
- Control4 System to Operate TV, Stereo, and AC
- Pentair EasyTouch Remote Control System for Pool
- Very large decked attic running the length of the house with the ability to walk mostly upright

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