



### **Overview Features of the Home:**

- 13,041 Sq ft Lot
- 5,928 Sq ft Living
- Oversized 2 car garage
- Open floor plan family room with custom stone fireplace surround and plastered range hood
- 2 story entry way
- Separate dining area
- 2 dishwashers in the main kitchen area with second sink in the island
- Custom stone arch surround bar area
- Separate wine bar
- 13' Barrell ceiling in Master
- Standalone tub and shower in Master Bathroom
- Laundry closet connected to Master on the first floor
- Large Utility Room located on the second floor
- Separate Guest Suite/Gym with vaulted ceiling and Pool Bath
- Library w/ Hidden Bonus Room
- Butler hallway and separate pantry
- Powder Bath down w/ floating oak cabinet and custom Limewash paint on the walls
- Outdoor shower / dog washing station
- Completed outdoor kitchen with built in 32" grill, stainless steel cabinet doors and sink
- Mud Room off garage with custom cabinetry
- Prewired theatre with separate closet for remote equipment location
- Home automation, camera / security, and audio prewired throughout. Free home automation consultation upon request with Intralife Consulting.

### **Appliances – Chef Ready High End Appliance Package**

- 48" Thermador Range
- 48" Vent Hood Liner with Custom Plaster Surround
- 36" Thermador Panel Ready Refrigerator Column
- 18" Thermador Panel Ready Freezer Column
- 24" Microwave Drawer
- Thermador Panel Ready Dishwashers
- 48" Undercounter Wine Center
- 15" Undercounter Beverage Center
- 15" KitchenAid Automatic Ice Maker

### **Structure Overview**

- Engineered rebar foundation
- 2x6 stud walls
- Zip System Sheathing: 12-16 perm ASTM E 96
- Tech Shield roof decking
- 1 1/8" Advantech Subfloor – glued, nailed and screwed down
- 18" Pre-engineered truss system
- 11' ceilings first floor with 10' second floor ceilings
- Black Jeld-wen low-E energy efficient windows
- Full brick & siding veneer

### **Mechanical Equipment**

- Two 16 Seer HVAC Systems
  - 1<sup>st</sup> floor 2 zone system with Master on separate zone
  - 4" Media Filters
  - Ecobee touchscreen Wifi programmable thermostats
  - Energy Star (75 cfm) vent fans in bathrooms, utility, and AV closet
  - 48" slot diffuser and grills in the living room, kitchen, master, game room, and entry
  - Warranty: 1 yr labor / 10 yr equipment
- Two Navien NPE-240A ultra-high efficiency tankless hot water heaters
  - 96% efficiency
  - Pre-heat smart technology
  - Dual Stainless Steel heat exchanges for added durability
  - Internal recirculation system to distribute hot water to all fixtures quickly
  - Warranty: 1 yr labor / 5 yr parts / 15 yr heat exchanger

### **Interior Finishes**

- Solid core 8' doors
- Baldwin doorknobs
- Wood Flooring in all living areas, first floor study/bonus room, master suite, closet, first floor guest suite and flex room / gym, upstairs hallway, game room, library, and upstairs guest room
- Solid oak stair treads and risers
- Tile in all wet locations
- Tile up to ceilings in all shower and tub areas
- Frameless glass shower enclosures
- Natural stone countertops in kitchen, backsplash, and all vanity locations
- Carpet in 2 of the secondary bedrooms and theatre room
- Brick lined sidewalk and driveway
- Brick pavers on front patio
- Brizo, Delta, and Luxart plumbing fixtures
- Visual Comfort and Restoration Hardware light fixtures
- 4" recessed can lights throughout

## **Exterior Finishes**

- Full true brick façade with custom design
- James Hardie soffit, siding, and fascia
- Solid cedar / insulated garage door
- Custom 9'x12' black aluminum slider system that opens to the covered patio
- Custom 10'x6' Black Iron Front Entry Double Door
- Lifetime Ltd. Warranty Certainteed Landmark Shingles
- Full gutter system with covers
- Underground drainage system throughout property
- Landscaping with sprinkler system
- Camera system pre-wire at the front door and all four corners of the home