

**4463 Heated and Cooled. 3463 SF downstairs 1st Floor, and 650 SF 2nd Floor,
Plus 350 SF closed in sun porch with Heating-Cooling.**

2007 Year Built

5956 SF under-roof includes

960 SF attached 3-car Garage, and 510 SF Other Porches.

Amenities Include:

Attached 3-Car Garage; 3 Bedroom, 3-1/2 Bath

Upstairs: Bonus Room with climate controlled storage, cedar closet and full bath.

Custom solid oak front door

Fireplaces (3)---remote controlled

Camera monitored entries.

Plantation shutters (3-1/2 inch) throughout

Full monitored alarm, smoke and carbon monoxide detectors (three control panels)

3 tankless gas hot water heater units

**Intercom system with CD player with front entry announce and selection choice of
musical doorbell chime.**

Ceiling fans throughout, remote controlled

Most doorways—French doors.

Wheelchair access from the garage.

Double-Pane, high R-Value insulated windows

HVAC

Trane gas heating, electric air

19 seer (highest efficiency available when built)

3 separate units; 3 zoned areas.

Roof

Presidential Certainteed lifetime guaranteed shingle

**450 pound per square (10 x 10 foot), triple layer shingle (normal shingle weight 100 pound/sq
and single layer).**

Utility Room

Directly off rear, garage entry

Direct access to master bath

Large pull-out drying shelf above washer/dryer with tall boy hanging pull-out

Drawer pull-out ironing board

Corian counter tops

Master Bath

Steam shower with satin glass (easy care), light in shower, bench, full marble tiled
Body wash jets
Two shower heads (one fixed, one wand).
Jetted with air 6 foot Jacuzzi tub with wand; obscured glass windows with shutters
(no glass blocks) . Air Dry.
Separate ladies dressing area from wet area—with natural light.
Cedar closet with tall-boy double clothing racks, shoe storage, built-ins
Luxury suite toilet and bidet.
Danby marble with gold and gray vein (shower and walls) and on floors with honey onyx
insets. Danby slabs on tub surround and vanities.
Custom built-in mirrors and mirror mounted scones.

Master Bedroom

Remote control gas fireplace, slab marble surround, decorative mantle and frieze
Adjacent to sunroom, office, and kitchen
Custom drapery and shutters.
Alarm control panel by bed with light switch.

Sunroom (heated and cooled)

Versatile seating/entertaining, multiple cable outlets
Additional access to back patio and outdoor kitchen
Travertine flooring

Study

Under-cabinet lighting. Wiring access for computer components into vertical cabinet.
Second work area (Optional Item with purchase)
Travertine flooring

Cottage Kitchen

On-site built custom cabinetry with multiple pull-out pantries
48" Wolf 4-burner gas stove with griddle/grill/convection ovens surrounded in decorative
over-mantle with multiple storage sides
Bosch commercial venting
2 fully integrated Sub-Zero refrigerators/freezers/ice maker
Wine refrigerator, ice maker, fully integrated warming drawer, dish washer
Granite-topped island with automatic open under counter microwave
Secured butler pantry
Highest grade granite counter tops
2 sinks and disposals
Satin glass backsplash, custom, decorative stone and glass tile cooktop backsplash
Travertine flooring , Bar Seating for 4-5

Hearth room

Remote control gas fireplace, slab granite surround

Custom built in lighted cabinets

Wired for over mantle big screen TV

Plantation shutters

Easy flow into living, sunroom, study, dining, master bedroom, and porches

Travertine flooring

Living and Dining Rooms

Regency-style bracketed crown and picture frame moldings with 11 foot ceilings

Remote control gas fireplace, slab granite surround, decorative mantle with frieze

Real oak stained flooring

Corinthian capital fluted columns (rarely seen of this quality)

Custom beveled leaded glass windows (Made in the English fashion with 3/8 inch lead and 5/8 inch bracing (Optional with purchase)

Custom hand made beveled leaded glass fan light window over entry door (Made in English fashion)

Bronze Chandelier with lead crystal chandelier and matching scones (optional with purchase)

Bronze French-style lead crystal scones in living room (optional with purchase)

Custom drapery with additional black-out drape to protect against west sun

Custom finials

Two-Bedrooms

With Jack & Jill bath, high-grade granite counter tops, custom framed mirrors with mirror Mounted sconces, cast iron tub

High grade wool carpets

Garage

Attached 3 car with remote doors

Custom doors

Built-in shelving

High grade interior finishing, steel beam support for second floor

Custom inside access water cut off valve in case of emergency

Bonus Room - upstairs

Full bath with high grade granite counter tops

Cedar closet

Wired and plumbed for kitchenette

High grade wool carpets

Climate controlled storage (can be converted to additional br with addition of dormer)

Stark carpeted, decorative iron railed stairway leading from rear entry

Multiple access doors to attic space for future custom work

Half bath off back entry –

High grade granite counter tops

Custom framed mirrors with mirror mounted sconces

Outdoor

Fully landscaped, privacy fenced, iron fence on second level with wood lower level

Custom Brick Walls

Custom iron gates dividing outdoor rooms

Fire pit

Outdoor kitchen with grill/roisserie and sink

Full zoned commercial sprinkler system

Front garden water garden

Small fountain back water feature

Ceiling fan porches

Custom stone patios and stairway with landing for outdoor dining

Driveway

Circular driveway with custom stone-insert design

Optional purchase items

Dining room mirror

Living (11x14) and dining room (10x14) rugs

Living Room Antique Scones

Kitchen Chandelier and over the Range the White Frieze

Dining Room 5 full length Leaded Glass Window Inserts
(Real Lead Beveled).