

General

- Cat 6 wiring for internet and cable with surround sound wiring throughout the house
- Recessed Lighting Throughout the house with all LED Lighting
- Plumbing: all Seabury Chrome Grohe fixtures
- Kohler Memoirs White pedestal and white commode for powder room
- Large front entrance with intercom doorbell system with hanging light fixture
- Motion Light sensors on the outside of the house
- Alarm system hook ups (Service purchased by Buyer)
- Double zoned heating and cooling using high efficiency mechanical systems
- Double layers of insulation throughout entire home for efficiency and sound proofing
- 1st Floor 11 foot ceilings throughout
- Jeldwen double-pane high efficiency windows throughout the house
- Oak Hardwood floors glued and nailed throughout the house, floor stain to be determined by purchaser
- Vaulted ceilings in all 4 upstairs bedrooms approximately 9 foot high
- Stairs with Baluster spindles of wood or wrought iron, stain to be selected by Purchaser
- Smoke and heat detectors & CO2 detectors throughout the house
- Entire house in ceiling sprinkler system
- State of the art recessed lighting fixture options for the buyer
- State of the art lighting package throughout the house
- Up to 8 colors of Benjamin Moore paint, flat paint on all walls and ceilings, semi-gloss on all wood work, trim including doors, eggshell in all bathrooms

1st Floor

- Spacious combo living and dining room with White Oak floors, stain selected by purchaser
- Butler Pantry-Wet bar with integrated beverage center with stainless steel and see thru glass cabinets and wine rack
- All doors on first floor 2 panel wood doors upgraded 8 feet high
- Front Door hardware

- Double open floor plan with 2 entrances into kitchen
- 7 inch baseboards with 3.5-inch crown molding throughout first floor
- Coffered ceilings in family room

Living and Dining Area

- Handmade custom mantel for the family room
- Handmade custom shelving for the family room
- Fireplace with built in granite surround with gas logs
- Coffered ceiling in living room

Kitchen

- State of the art stainless steel appliances throughout
- 48" Sub-Zero stainless steel Refrigerator with side by side refrigerator and freezer
- Wolf Gourmet 48" inch standing gas range stainless steel appliance
- Best Chimney Exhaust for above
- Wolf 48" chimney hood stainless steel appliance
- GE 30" Trim Kit stainless steel appliance
- 2 Bosch Integra 300 series 24 inch under counter dishwashers' stainless steel appliance
- Danby 24-inch wine chiller stainless steel appliance
- Custom cabinets with self-closing doors and glass uppers including under mount lighting
- 1.25 " Granite Countertops throughout
- Customized laminate shelving in oversized pantry
- Double sink under mount style
- Custom stone for backsplash in kitchen and Butler's pantry

Family Room

- Coffered ceilings with 3.25" crown molding
- Surround sound built into ceiling and fireplace for surround sound and wired for flat screen hook up.
- Gas fireplace with Granite base surround

2nd Floor

Master Bedroom

- Dramatic barrel ceiling hallway entrance into room
- Customized laminate shelving in oversized closet
- Recessed lighting and fan

Master Bathroom

- Seabury Chrome Grohe Fixtures
- Spacious 2-person shower with jet sprays, thermostatic controls, hand held sprays and rain showers
- Separate closed off commode with ventilated area
- Double Vanity Sink
- Air Jet tub
- Custom cabinets for storage
- 3/8" glass shower enclosure

2nd, 3rd and 4th Bedrooms

- Each bedroom has its own bath with Seabury Chrome Grohe fixtures
- Customized laminate shelving in each closet
- Marble countertops in each bath
- Linen closet on 2nd floor

Laundry Room 2nd Floor

- State of the art Washer and Dryer
- Custom Cabinets
- Granite Countertop for folding clothes

Utilities

- 75 Gallon high efficiency water heater
- High Efficiency heating and cooling systems for both zones
- Radiant Boiler system for snow melt, heated lower level and all bathroom floors

Basement

- Fully Finished Basement with Approximately 9 foot ceilings and radiant heat throughout
- Wet Bar with refreshment center and custom cabinetry
- Under mount lighting
- Options for bedroom, office, theater or exercise room
- Separate powder room with slate tile
- Additional room for storage or laundry with washer and dryer hook up
- Ample storage

Backyard

- Combination grass and patio designed in cohorts with Purchaser

Front Yard

- Professionally landscaped in cohorts with Purchaser
- New concrete on side of home and front walk
- New wooden fence
- Stone rock where appropriate

Garage

- 3 car frame garage with Roof Top Deck and 1 piece 3 car garage door with side service door
- Double French Doors facing home or Fireplace option
- Option for gabled roof with upstairs storage or office