

# EVERY DETAIL FROM THE GROUND UP

## MAIN LEVEL HIGHLIGHTS

- Hardwood floors throughout
- Custom window coverings throughout
- Extended custom mirror with upgraded light fixture in powder room & matching light fixture in main stairwell
- Additional windows throughout
- Private cantilevered office with french doors and custom light fixture
- Flushmount vent coverings
- Flush nosing on hallway landing
- Finished basement landing
- Multiple dimming switches throughout (Breakfast nook, over island, fireplace lights, dining room fixture and pin lights, main stairwell fixture)

### • **Great Room**

- Extended by an additional 2'
- 12' ceilings
- Low profile gas fireplace with stone and custom mantel
- In floor electrical outlets
- Versa box above fireplace (to hide media boxes and wiring) with outlets and LAN connection

### • **Kitchen**

- Extended custom cabinetry design with cabinet riser and undermount lighting
- Soft close cabinets
- Undermount single basin farmhouse sink
- Granite countertops
- Oversize island with outlets
- Extended backsplash- full height between upper and lower cabinets
- Upgraded appliances with a custom extended hood fan (Jenn Air Fridge, Asko Dishwasher, Blue Star Gas Range)
- Butlers pantry
- Upgraded light fixtures including pot lights

### • **Dining Room**

- Custom wainscoting feature wall
- Custom light fixture
- Pin lights in bar nook

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## UPPER LEVEL HIGHLIGHTS

- 9' ceilings
- Large bonus room with option to add barn doors
- Electrical outlet for portrait light (hallway)
- Wire shelving in all closets
- Samsung washer & dryer with built-in wire shelving and additional window
- Raised bathroom counters with soft close cabinets
- **Master Bedroom**
  - Upgraded tile and custom light fixtures
  - Full length mirror
  - Lights on dimmers
  - Dual sinks
  - Additional bank of drawers
  - Standalone bath and shower with extended subway tile
  - Walk-in closet with additional shelving

## LOWER LEVEL HIGHLIGHTS

- 9' ceilings
- Rough-in bathroom plumbing
- Dual zone furnace
- Two large windows with many options for future development

## EXTERIOR HIGHLIGHTS

- Custom elevation- one of a kind
- Professionally landscaped backyard (2020)
- Professionally finished (2020) tiered concrete deck and patio with custom integrated garden cut-out
- Pad for future hot tub
- Built-in LED stair lighting and back garden spotlights (sensored/timer)
- Overhead patio string lighting with built-in misters . Lights are controlled by interior light switch
- Fully irrigated (front and back)
- Natural gas rough-in
- Exposed aggregate driveway
- Built-in front pot lights
- Upgraded garage door (8') and front entry door
- Quiet cul de sac and wonderful neighbors