

# LUXURY FEATURES

## EXTERIOR

Driveway parking for 10 with interlock/stone edging  
Interlock/stone front entry walkway  
Insulated wood Garage Doors  
3 car Garage  
Hot and Cold Water in Garage  
LED soffit lighting  
Landscape lighting  
Indiana limestone around the exterior of house  
Custom tempered glass railing on the exterior rear  
Extensive landscaping throughout the property  
In-ground irrigation system  
Massive walk up from the basement  
Elevated rear covered porch  
Front covered porch

## FOYER

Solid Mahogany Entry Door  
Intricate wood inlay for foyer flooring  
Open to above Foyer  
7ft Crystal Chandelier  
Plaster crown moulding

## LIVING ROOM

Herringbone white oak engineered flooring  
Bay window  
Plaster crown moulding  
Gas fireplace with Marble

## DINING ROOM

Herringbone white oak engineered flooring  
Tray ceiling details  
Plaster crown moulding  
Integrated audio speakers  
Floor to ceiling windows

## SERVERY

White oak engineered flooring  
Plaster crown moulding  
Full custom cabinetry constructed with full wood finish, with uppers and accent lighting  
Stainless steel sink with faucet  
Quartzite countertop  
Dishwasher

## OFFICE

White oak engineered flooring  
Plaster crown moulding  
In ground Electric plug

## POWDER ROOM

Marble flooring  
Custom quartz countertop  
Stunning faucet  
Kohler toilet  
Floor to ceiling mirror  
In-floor heating  
Plaster crown moulding

## GREAT ROOM

White oak engineered flooring  
16ft Ceilings  
Floor to ceiling window  
Gas fireplace with Marble surround and Custom wood Panelling  
Plaster crown moulding  
Wall to wall 13ft high built-ins  
Crystal custom chandelier

## BREAKFAST AREA

White oak engineered flooring  
Custom chandelier  
Walkout French doors to back covered porch  
Plaster crown moulding

## KITCHEN

White oak engineered flooring  
Full custom cabinetry constructed with full wood finish, with uppers and accent lighting  
Quartzite counters  
Quartzite backsplash  
30" side by side Thermadore fridge/freezer  
48" Thermadore full range with double stove  
Thermadore dishwasher  
Thermadore Micro-drawer  
Integrated Toe-kick central vacuum  
Luxury faucets  
Large island with sink and quartzite counter  
Integrated audio speakers in ceiling  
Plaster crown moulding

## MUDROOM

Tiled flooring  
Custom storage with full wood finish  
Built in seating  
Entry door from rear covered porch  
Garage entry door  
Crown moulding

## UPPER LEVEL

White oak engineered flooring  
Raised ceiling with 3 skylights  
Laser cut air returns  
Plaster crown moulding  
Open riser Staircase

## MASTER BEDROOM

Herringbone white oak engineered flooring  
Full height wood panelling  
Integrated audio speakers in ceiling  
12ft coffered ceiling  
Floor to ceiling window overlooking the backyard  
Chandelier, pot lights, sconces

### HERS DRESSING ROOM

White oak engineered flooring  
Custom built full wood cabinetry  
Mirror covered cabinets

### HIS DRESSING ROOM

White oak engineered flooring  
Custom built full wood cabinetry  
Mirror covered cabinets

### MASTER ENSUITE

6ft Shower with niche  
Custom tile flooring with inlay  
Plaster crown moulding  
Large soaker bathtub  
Custom vanities with Quartz counter  
Make up desk  
Water closet  
In-floor heating

### BEDROOM 2

White oak engineered flooring  
Chandelier, pot lights  
Walk-in closet  
Closet built-ins  
Plaster crown moulding  
Large ensuite with in-floor heating and quartz counters

### BEDROOM 3

White oak engineered flooring  
Chandelier, pot lights  
Walk-in closet  
Closet built-ins  
Plaster crown moulding  
Ensuite with in-floor heating and quartz counters

### BEDROOM 4

White oak engineered flooring  
Chandelier, pot lights  
Walk-in closet  
Closet built-ins  
Plaster crown moulding  
Ensuite with in-floor heating and quartz counters

### SECOND FLOOR LAUNDRY ROOM

Designer tiles  
Custom built in cabinetry with full wood finish  
Laundry sink with Quartz counters  
Front load Washer-Dryer  
Entry to second floor Furnace room

### LOWER LEVEL

9FT ceiling height  
White oak engineered flooring  
Radiant in-floor heating throughout  
Full wet bar with custom cabinetry, beverage fridge, dishwasher  
Exterior Sliding doors to the walk-up  
Above ground lower level, very large windows  
Rec Room with Integrated audio speakers in ceiling  
Basement powder room with custom Cabinets  
5<sup>th</sup> bedroom with large Walk-in closet and Ensuite with quartz counter  
Home gym/Yoga Studio  
Mechanical room  
Storage room

### HOME THEATRE

120" Projector screen  
High end projector  
Built-in 5 speaker surround sound with sub-woofer  
Rough-in for 7 channel speaker set-up  
Plush carpeting  
Radiant in-floor heating

### ADDITIONAL FEATURES

Sonos System  
HRV air system  
2 furnaces and 2 air conditioners  
Steam Humidifier  
Extensive landscaping

### INCLUSIONS

All Electrical light fixtures  
GDO and remotes  
CVAC and equipment  
Security cameras  
120" projector screen with projector, sub woofer and speakers  
Sonos system  
Thermadore Fridge/Freezer  
Thermadore Microdrawer  
3 dishwashers  
Thermadore stove/oven range  
Beverage fridge  
Washer/Dryer