



BRAND NEW LUXURY CUSTOM HOME

- New Foundation
- 0.35 Acres
- 6 Bedrooms, 5 Full Baths, One Powder Room
- Total Square Footage - 6,749 sq ft
- 1st floor 2,270 sq ft - 10 ft ceilings
- 2nd floor 1,850 sq ft
- Finished basement 1,998 sq ft - 9 ft ceilings
- 3 Car Garage 631 sq ft

FOUNDATION

- 10 inch poured concrete foundation
- Poured concrete basement and garage floors
- Front and back steps with platform

GARAGE

- Attached oversized 3 car garage (1 double and 1 single garage door)
- Electric Belt Driven Opener w/lift masters

SITE WORK

- Seepage pits installed as per plan
- Multi-Zone Underground Sprinkler system included

BASEMENT

- 9' ceilings
- Gym Area
- Full Bathroom w/shower
- Home Theater - rough wiring included
- Bedroom ensuite
- Wine Storage w/Glass Door

ROOF, SOFFITS, AND GUTTERS

- Asphalt Shingles Roof
- 3' Ice and Water Shield Barrier on Roof Edges,
- Valleys and Side Walls

- Seamless aluminum gutters/6" leaders hooked into Leader Drains
- Beaded Vinyl Soffit and Aluminum Fascia

EXTERIOR

- Exterior – Cement Stucco and HardiPlank
- Windows – Marvin
- Electrical outlets – Front and rear
- Water hose bibs – Front and rear
- Gas hook up for barbecue grill

FLOORS

- Tile: mudroom, all bathrooms, laundry, basement
- Radiant heat included in all bathrooms except basement bathroom
- 4" Red Oak Hardwood Floors Throughout All Bedrooms, Hallways, Kitchen, Breakfast Rm, Dining Room, Living Room/Office, Guest Room/Cabana, and Family Room (1 stain and 2 coats of polyurethane)

STAIRS

- Main Staircase- staircase with aluminum balusters, wood handrail, white oak treads
- Basement staircase: Red oak treads and risers

ELECTRICAL

- 200 Amp Service
- Full House Generator Included
- Under Counter lighting in Kitchen
- Chandelier in entry and Family Room
- Cable/cat rough wiring for tvs in all bedrooms
- Central Vacuum system throughout the house
- Outdoor lighting, sconces and soffit lighting
- Movie theater rough wiring included





HVAC

- Heating and cooling: furnace system 2 units, 4 zones (Rheem brand)

DOORS AND TRIM

- Front Door: Custom double door
- Interior doors: 1st floor 8 ft solid core, 2nd floor and basement 7 ft solid doors
- Primary closets custom built (similar to California Closets) made with melamine material
- All other closets built out of mdf

PLUMBING

- Water lines: Copper into the house, Pex throughout the house
- 5 Full Bathrooms, 1 powder room
- 80 Gallon for hot water Heater
- Rough in Kohler (or similar) valves builder supplies and installs

KITCHEN

- Custom Built Kitchen Cabinetry
- Under cabinet LED lighting
- Stone backsplash
- Countertops: quartz
- Island with waterfall quartz countertop and overhang for seating
- Professional Series Stainless Steel Appliances
- Thermador 42" Smart Refrigerator/Freezer
- Thermador 24" Stainless Dishwasher
- Bertazzoni 36" 6 Burner Gas Rangetop
- Bertazzoni 30" Double Convection Wall oven
- Sharp 24" Microwave
- XO Insert hood w/Custom Cover
- Island Prep Sink
- Under Counter LED Lighting
- Extra Deep Stainless Steel Kitchen Sink
- Faucet (w/soap dispenser cutout)

FIRST FLOOR

- 2-Story Foyer
- One and a Half -story ceiling at /Dining room/ Living room/Family Room.
- 10' Ceilings Remainder of First Floor
- Custom woodwork throughout with casings around doors & windows, base moldings
- Family room w/gas fireplace-Custom Millwork Feature Wall
- Custom Ceiling Millwork and Cove Lighting

SECOND FLOOR

- 9 ft. tray ceilings in bedrooms
- 2 bedrooms en-suite, 2 Bedrooms Jack and Jill Bath
- Mix of Walk-in and regular closet for each Bedroom
- Primary bedroom suite with 2 walk-in closets.
- Spa-like primary bathroom, soaking tub, toilet closet, and double sink vanity with custom cabinetry and mirrors

AMENITIES

- Central vacuum system, outlets throughout including the garage
- Gas fireplace in the family room
- Cable TV & Internet jacks in each room
- Smoke and CO2 detectors as per code
- 10-year Home Buyers Warranty

