

FEATURES

106 SPOFFORD ROAD



KITCHEN

- Custom Jackson Kitchen Design Cabinets
 - 48" upper cabinets - 36" + 12" glass front stacked cabinets with crown molding
 - Soft close doors and drawers
 - Brass hardware
- 4" Wide Solid White Oak Hardwood Flooring with flush mount registers
- 10' contrasting center island with waterfall quartz countertop and integrated pop up outlet
- Custom tile backsplash
- Recessed and pendant lighting
- Custom Exterior Vented Range Hood
- Pot filler
- Undermount Stainless Steel Sink

Professional Grade Thermador Appliances including:

- 48" Commercial Grade double oven with steam and convection functions, roll out shelves, 8 burner cooktop (6 gas and 2 induction)
- Thermador Microwave drawer
- Thermador Dishwasher with stainless steel tub and 3rd rack
- Counter depth French door refrigerator
- Pantry featuring:
 - Custom Jackson Design Cabinets
 - Quartz countertops
 - 2nd Thermador Dishwasher with stainless steel tub and 3rd rack
 - Under counter beverage center
 - Prep sink
 - Undercabinet lighting
 - Custom Floating Oak Shelving
 - Pocket door

DINING ROOM

- 4" Wide Solid White Oak Hardwood flooring with flush mount registers
- Coffered ceiling
- Craftsman Style chair rail and shadow box detail
- Crown molding
- Linear chandelier

FAMILY ROOM

- 45" Astria Gas Fireplace with Quartz surround
- 4" Wide Solid White Oak Hardwood flooring with flush mount registers
- Custom Shiplap accent wall
- 12' Vaulted ceiling
- 48" Delaney Chandelier
- Recessed Lighting
- 4 wide window wall with transoms
- Custom oak mantel

MUDROOM/LAUNDRY ROOM

- Custom Designed recessed panel cabinets with oak bench
- Herringbone pattern ceramic tile floor
- Custom Shelving
- Pocket Door

MAIN FLOOR HALF BATH

- Pocket Door
- 4" Wide Solid White Oak Hardwood flooring

GARAGE

- Whisper Quiet Belt Driven Garage doors with My Q Wifi Capable Garage door opener
- Electric Vehicle Charger
- Portable generator hookup
- Garage entry door

PRIMARY BEDROOM

- 4" Wide Solid White Oak Hardwood flooring
- 36" Built in Napoleon Gas Fireplace

- Custom built walk in closet
- Crown Molding

PRIMARY BATHROOM

- Custom tiled shower with built in niche and barn door style sliding glass door
- Freestanding soaking tub
- Quartz topped double vanity
- Brass fixtures including a rainfall shower head with handheld
- Comfort height toilet

2nd FLOOR MAIN BATH

- Quartz topped double vanity
- Chrome fixtures
- Custom tiled shower with built in niche and barn door style sliding glass door
- Comfort height toilet

EXTERIOR

- Hardie Plank Fiber Cement Siding with PVC Trim boards
- 12'x23' composite deck with hidden fasteners and cascading wrap around steps
- Paver walkway
- Natural stone walls in front and side yard
- Professionally landscaped
- Farmers porch with composite decking and railings with black balusters, recessed lighting and metal roof

MISCELLANEOUS

- Solid core craftsman doors with matte black lever door handles
- High efficiency Rinnai Tankless Hot Water Heater
- Closed cell spray foam finished with Intumescent paint on basement walls
- Main house and porch roof gutters drain to subsurface recharge chambers
- Exterior foundation perimeter drain
- 2 Bosch Furnaces (Basement and Attic) provide 3 zones for heat and air
- FanTech Energy Recovery Ventilator designed to bring continuous filtered outdoor air in while exhausting stale indoor air