

FEATURES



39 JOSEPH SMITH WAY

INTERIOR

KITCHEN

- Custom ceiling height upper cabinets with lighted display top and crown molding
 - Upper and lower cabinet lights are independently dimmable
- Onyx pearl backsplash
- Hardwood flooring
- Undermount Farmhouse style stainless steel sink
- Hardwired undercabinet lighting
- Recessed and pendant lighting
- Base cabinets feature custom pull out drawers
- 2 burner induction cooktop integrated into the center island
- Prep sink in center island
- African Mahogany wood island measuring 45"x135", 30"x38" 'L' shaped with seating for 4
- Granite countertop has seating for 5
- Adjacent kitchen table area with seating for 6
- Wired in ceiling speakers (SONOS amps not included)
- Kitchen wired for dual TV displays which can be played through the wired speaker system
- 48" GE Monogram convection/conventional dual oven with 6 burners, griddle
- Custom Thermador range hood with heat lamp and shelf
- Pot filler
- Miele drawer microwave with convection function and warming drawer
- Bosch stainless steel dishwasher
- 48" Pro Subzero refrigerator/freezer with glass door
- Subzero beverage refrigerator with dual, independent temperature control for white and red wine
- Subzero beverage drawers (2) with third temperature control for bottles and canned beverages

- Custom built hutch with integrated power outlets creating an ‘electronics garage charging station’
- Bunn professional coffee maker with direct water line connection

DINING ROOM

- Hardwood flooring
- Crown molding and chair rail

FAMILY ROOM

- Vaulted ceiling with skylights
- Dual full width wood beams
- Wood burning fireplace with custom floor to ceiling stone surround and wood mantel
- Two electric outlet floor core boxes for powering items in the center of the room
- Hardwood floors
- Triple full view french door
- Ceiling fan and recessed lighting

FOUR SEASON SUNROOM

- Floor to ceiling windows with transom and uplighting
- Tongue and groove panel ceiling with beams
- Vinyl plank flooring
- Ceiling fans
- Heat and AC

PRIMARY BEDROOM

- Hardwood flooring
- Wood burning fireplace
- Crown molding
- Ceiling fan
- Walk in closet with California closet system

PRIMARY BATHROOM

- Custom tiled shower with frameless glass door
- Rainfall shower head with handheld
- Heat lamp
- Heated ceramic tile floor

- Wired in ceiling speakers (SONOS amps not included)
- Skylight
- Custom double vanity with integrated power outlets
- Lighted mirrors

EXTERIOR

- Composite deck and two stone patios
- Cobalt glass firepit
- Koi pond with waterfall
- Granite topped outdoor kitchen with Weber Grill (grill excluded) refrigerator, stainless steel storage drawers and cabinet and pergola
- Wired for outdoor television (TV excluded)
- Patio has 4 speakers wired to two locations (SONOS amps not included)
- Irrigation

FINISHED LOWER LEVEL

- Kitchen cabinets, microwave and refrigerator
- Separate heat zone
- ½ bath