

## Feature List

### General

- Hand scraped Hardware Flooring throughout Main Floor, Hallway & Master Bedroom
- Slate Entry, Powder Room & Laundry Room
- Security System, Built in Vacuum & Intercom
- Sound System in Family Room, Living Room, Den & Rear Patio
- 2x6 Walls with R-20 Insulation
- 11 7/8" Engineered Truss-Joists Floors with ¾" Subfloor
- 4 Zone Baseboard Hot Water Heating
- 60 Gallon Hot Water Tank
- Heavy Hand Split Shakes- Washed & Treated about 6 years ago

### Kitchen

- Viking Stainless Steel Gas Range with Convection & Self Clean
- Viking Stainless Steel 600 CFM Hood Fan
- Asko Stainless Steel Dishwasher
- Amana Stainless Steel Bottom Freeze Fridge
- French Country Raised Panel Kitchen Cabinets
- Granite Countertops complete with under-mount Stainless Steel Sink
- ¾ Horse Waste King Garburator

### Living Room (Library)

- 9' Wide Floor to Ceiling Fieldstone Fireplace with Oak Mantel & Gas Log set

### Family Room

- Stream Stone Fireplace with Solid Fir Mantel & Gas Insert Fireplace
- Wall to Wall Windows to Rear Yard

### Garage

- Electric Subpanel in Garage
- 220 Volt 60 Amp Welder Outlet
- 220 Volt 20 Amp Outlet for Table saw
- Extra Plugs for Workbenches & Power Tools
- 12' Ceilings

### Crawl Space

- Interior & Exterior Access
- 3'6" Headroom
- 6 Light Outlets & 1 Plug

### Garden Shed

- Wired c/w Lights & Plugs
- Walls Insulated & Paneled
- Metal Shelving & Work Bench

### Deck

- Cumaru Exotic Hardwood Decking
- 2 Gas Outlets for Heaters & Gas Outlet for BBQ
- Electrical Roughed in for Hot Tub

### Yard

- Professionally Landscaped Front & Back
- Large 20' Wide Arbor
- Water Feature c/w Antique pump and Waterfall
- Private Courtyard & Pathways with Interlocking Pavers

## Homeowner Updates

- Replaced hot water tank 2008
- New hardwood & slate flooring
- Refinished kitchen & en suite cabinets
- New granite countertops
- New under-mount sink & powerful garburator
- Professional range, hood fan, dishwasher & fridge
- Changed fireplaces to dramatic rock facings
- Repainted entire interior of the home
- Replaced all light fixtures
- Changed wood railing to iron c/w stain skirting & tread caps
- Updated to Kohler toilet & basin c/w Kohler wall faucet in powder room
- Added antique vanity in powder room
- Speaker system added interior and exterior
- Added 2" Venetian wood blinds
- Added custom draperies in living room, dining room, family room & master bedroom
- Added subpanel & wiring for garage
- Repainted exterior trim, front door & garage door
- Built rear yard workshop/garden shed
- Extensively re-landscaped front & rear yards
- Built arbor & water Feature
- Replaced wood decking
- Resurfaced upper deck with high ml vinyl
- Added sliding lattice screening below main deck
- Installed extensive new sprinkler lines & heads
- Installed drip system for patio pots & planters