

13425 CRESCENT ROAD

INTERIOR

Flooring:

¾ x 8 Solid Hickory Hardwood Long Boards with Hand Carved Distressing
16 x 24 Indian Slate Floors in Kitchen & Laundry Room
Porcelain Tiles in Ensuite Master Bedroom

Lighting & Electrical:

Hand Forged Black iron & Golden Onyx Shades
Main Electrical Panel Rewired & Relabeled – 200 AMP

Mechanical:

New Stainless Steel Commercial Rated Boiler Heats (House, Pool Room & Water)
Special Filter to Clean Air plus Ultra Violet Light to Kill Airborne Germs
Life Breathe Air System in Basement Storage Area

Security:

High Security Locksets Throughout
Monitored Alarm System with Four Keypads

Entry:

Deluxe Custom Solid Wood Arched Double Doors & Vaulted



Powder Room:

Oxyx Countertop – LED Lit Underneath
Kohler Handmade Glass Vessel Sink

Office:

Double Pella Terrare Doors to Front Yard
South Wall Wired for Murphy Bed

Living Room:

Oversized Gas Fireplace with Real Stone and Reclaimed “Barn Beam”
Mantel with Matching Corbeils
Tray Ceiling Detail with Wall Washing Lights Décor

Dining Room:

Vaulted Ceilings - Large Table (Dining Area for Ten Plus)

Nano Door – Solid Wood Pella

Stereo Speaker System thru Living Room Areas on Main Floor, Indoor Pool Area & Decks

Kitchen:

Custom Built Alder Cabinetry

Titanium Granite on Surfaces

Custom Built Hood Fan with Motor Mounted Outside (Beside Fireplace) Commercial Grade

Bar Island with Wine Fridge and Beverage Fridge

Radiant Heated Slate Flooring

Appliances:

2 Dishwashers, 2 Wall Ovens, Steam Oven, Microwave & Cappuccino Machine

Full Size Side by Side Fridge/Freezer

5 Burner Gas Range

Miele Appliances with Extended 8 Year Warranty

Media Room:

Double Terrare Pella Doors to Outdoors

Custom Double Wood Doors with Bevelled Glass Feature for Privacy

Vaulted Ceiling with Custom Glass Window Allowing Natural Light from Upper Skylights



Laundry:

Custom Made Alder Cabinets Match Kitchen Cabinetry

Granite Counters – Titanium

New LG Steam Front Load Washer & Dryer

Pantry Storage

Heated Slate Floors

Extra Fridge

Pool Room:

Finished in Clear Cedar Siding

3 New Skylights in Vaulted Ceiling Area

Concrete Pool & Hot Tube – Full Mosaic in Blue Tile

Two Piece Bathroom with Steam Shower and Dressing Room

Two Stage Humidistat Controls for Humidity Level – HVAC System

Separate Heating System

Built in Spa

Access to Waterfront Decks



EXTERIOR - YARD

Gated Secure Remote Entry with Camera Video System/New Post Lights at Street
Triple Garage with Solid Wood Doors
Concrete Paver & Brick Driveway, Walkways and Patio Areas
In-ground Sprinklers & Landscape Lighting on Times – Front & Side Yard
Landscaped Professionally – Mature Groomed Hedges
2,000 sq ft of View Decks with Covered Areas for BBQ & Dining with Natural Gas Hookups
for BBQ, Concrete Firepit/Table & Overhead Heater
Glass Railings, Deck Surface in Flagstone
Stairway to Access Lower Waterfront Shoreline Area

EXTERIOR - HOUSE

Gutters Flashing Throughout
50 Year Slate Replica Polymer Composite Shingle Roof - 2011 Resists Debris Build-up&
Commercial Grade Torch-On Roofing on Flat Areas
7 New Skylights
Numerous Turbine Roof Vents
New Roof Drains
Stucco – Newly Painted Exterior
Copper Barrel Vault Front Entry with Real Stone Pillars and Copper Detail
Exterior Arts & Crafts Lighting in Front and Back

