

FIRST FLOOR

ENTRY

Covered arched brick porch with top keystone detail and wall-mounted mailbox
Brick flooring
Curving walkway with brick edging
Professionally landscaped front yard with flowering shrubs, planting beds, grassy lawn, mature magnolia tree in front yard and two trees at sidewalk

FOYER - 14' 10" x 6' 10"

Stained-wood paneled front door with divided light sidelights on each side of door and upper level fanlight transom
Hall closet with hanging bar and overhead shelf
Staircase to second floor with hardwood treads, wood-spindled balustrade and curved hardwood banister
Recessed lighting
Multi-piece crown molding
Hardwood floor
Open to Family Room
Hall to Wet Bar and First Floor Bath
Double stained-wood divided light glass doors to Paneled Library / Study
Arched opening to Dining Room
Open to Living Room

LIVING ROOM – 10' 6" x 9' 10"

Tall (60+) divided light window with plantation shutters and arched overhead fanlight transom
Two tall (70+) divided light sash windows
Multi-piece crown molding
Ceiling fan
Recessed lighting
Hardwood floor

DINING ROOM – 16' 4" x 9' 10"

6-arm candelabra chandelier with cascading prisms and drops
Two wall-mounted light sconces
Chair rail
Tall (60+) divided light window with plantation shutters and arched overhead fanlight transom

Two tall (70+) divided light sash windows
Multi-piece crown molding

PANELED LIBRARY / STUDY – 9' 10" x 10' 6"

Entry from front hall through stained-wood divided light French doors with upper level glass transom
Stained-wood block paneled walls with stained-wood crown molding
Floor-to-ceiling built-in bookcases with adjustable shelves
Built-in desks with drawers and file drawers
Stained-wood divided-light sash window over desk
Ceiling fan
Recessed lighting
Brass electric outlets in floor
Hardwood floor

WET BAR

Stainless bar sink set into slab granite counter with bullnose edging
Overhead cabinet storage with built-in wine rack and under cabinet slotted stemware rack
Recessed lighting
Pass-through service counter to Family Room
Hardwood Floor

FIRST FLOOR BATH

Pedestal sink with brushed nickel fixtures
Wall mounted vanity mirror
Shower with 6+x 6+glazed tile surround accented by contrasting glazed tile border and rimless glass door
Glass block window
Cabinet doors to under-stair storage closet
Recessed lighting
12+x 12+tile floor with tile baseboards

FAMILY ROOM . 23' 1" x 15' 4"

Gas log fireplace with electric starter, carved wood mantel, granite tile surround and granite tile hearth framed into hardwood floor
Two built-ins on either side of fireplace with upper level archways with adjustable shelves above and cabinets below
Wall of tall (65+) divided light sash windows overlooking rear yard

Tall (65+) divided light sash window overlooking driveway and Porte Cochere
 Recessed lighting
 Recessed spotlights focused over mantel
 Ceiling fan with light
 Multi-piece crown molding
 Brass electric outlets in floor
 Hardwood floor
 Divided light door to Garage and Rear Yard
 Open to Breakfast Room and Kitchen

BREAKFAST ROOM . 11' 3" x 10' 10"

Built-in desk with slab granite counter with bullnose edging, drawers and upper level shelves and storage cubbies
 Built-in corner display shelf with storage cabinets
 Tall (65+) divided light sash windows
 Multi-piece crown molding
 Recessed lighting
 Ceiling fan with light
 Divided light Door to Porte Cochere
 Hardwood floor

KITCHEN . 12' x 9' 8"

Paneled wood cabinets
 Slab granite counters with bullnose edging
 Double sink with Moen® single lever fixture; sprayer attachment, disposal and filtered water tap (utilizing Everpure® water filters)
 Large divided light casement window over sink
 Stainless vegetable sink with goose-necked fixtures
 Center island with slab granite counter with bullnose edging and space for breakfast bar seating
 GE® 4-burner electric cooktop (set in island)
 Island is plumbed for natural gas* (to accommodate future gas appliances)
 Stainless GE® Profile Sensor microwave
 Stainless Whirlpool® Gold glass-faced self-cleaning oven with bake/broil convection capabilities
 Stainless KitchenAid® side-by-side refrigerator / freezer with door-dispensed ice and water
 Stainless KitchenAid® dishwasher
 Double wood doors provide step-in access to pantry with five wide storage shelves

Multi-piece crown molding
 Recessed lighting
 12+x 12+tile floor

SECOND FLOOR

SECOND FLOOR HALLWAY

Wood-spindled balustrade with hardwood handrail overlooks stairway below
 Tall divided light sash window illuminates stairwell
 Storage cabinet on landing
 Ceiling mounted attic access stairs
 Walk-in storage closet with two sets of double hanging bars and overhead shelves
 Hardwood floor
 Paneled doors to each Bedrooms and Utility Room with upper level glass transoms

MASTER SUITE

MASTER BEDROOM . 17' 5" x 15' 9"

Tray ceiling to 10qceiling height
 Triple tall (57+) divided light sash windows
 Two wall closets with double wood doors
 Recessed lighting on dimmer
 Crown Molding
 Ceiling fan with light
 Carpet
 Arched opening to Master Sitting Room

MASTER SITTING ROOM – 11' 8" x 9' 5"

Tray ceiling to 10q4+ceiling height
 Tall (57+) divided light sash window
 Built-in linen closet with 5 shelves
 Ceiling fan with light
 Crown molding
 Carpet
 Door to Game Room Hall / Opt Bedroom # 5
 Door to Master Bath

MASTER BATH

Built-in console with two integrated sinks
 Two medicine cabinets
 Vanity with knee space
 Vanity mirror with dual decorative light fixtures
 Shower with rimless glass enclosure, 12+x 12+tile surround and rimless glass door

Cielo® whirlpool tub set in elevated stone tile deck and surround in bathing alcove
Large glass block window over tub
Separately enclosed water closet with glass block window and linen closet

TWO WALK-IN MASTER CLOSETS

Closet # 1 – 9' 5" x 5' 10"

Double and single hanging bars with overhead shelves
Shelf tower with 7 shelves
Built-in chest of 4 drawers with overhead shelving

Closet # 2 – 6' 9" x 6' 2"

Double and single hanging bars with overhead shelves
Shelf tower with 7 shelves
Built-in chest of 8 drawers with overhead shelving

BEDROOM # 2 – 13' 2" x 11'

Tall (57+) divided light sash window
Ceiling fan with light
Crown molding
Carpet
Walk-in closet with single and double hanging bars and shelf tower with 5 shelves
Hollywood bath (shared with Bedroom # 3) with two separate vanities with integrated sinks and cabinet storage below; medicine cabinet; recessed lighting; and crown molding
Separately enclosed wet area with tub/shower set in tile surround with window; linen closet with laundry-drop cabinet, privacy alcove for commode with wall-mounted upper level cabinet and tile floor throughout

BEDROOM # 3 . 16' x 13' 4"

Tall divided light window with plantation shutters, arched overhead fanlight transom and built-in window seat with upholstered cushions and interior storage compartments
Tall divided light sash window with plantation shutters
Ceiling fan with light
Crown molding
Carpet

Walk-in closet with single and double hanging bars and overhead shelf
Hollywood bath (shared with Bedroom # 2)

BEDROOM # 4 W/PRIVATE BATH . 10' 7" x 16'

Vestibule entry
Tall window with plantation shutters
Built-in linen closet with laundry-drop compartment
Crown molding
Ceiling fan
Carpet
Walk-in closet with single and double hanging bars, overhead shelf and built-in shelf tower with 7 shelves
En Suite bath: vanity with integrated sink and drawers and cabinets below; medicine cabinet; vanity mirror; tub/shower with tile surround; and tile floor

UTILITY ROOM – 8' x 6' 3"

Space for full-sized washer and dryer
Gas and electric dryer connections
Upper level cabinets over washer and dryer
Long wall with clothes-folding counter with wall-mounted cabinets above and drawers and cabinets below
Deep stainless soaking sink set in counter with cabinets below
Shelf tower with 5 shelves
Tile floor with drain

GAME ROOM W/ BATH OR OPTIONAL

BEDROOM # 5 - 19' 9" x 19' 9"

Accessed via hardwood floor hallway with glass-block window and three steps with hardwood treads and wall-mounted hardwood hand rail
Ceiling height of 9q
Storage cabinet with 3 shelves
Wall-mount for flat screen TV
Tall divided light sash windows
Tall glass block window
Crown molding
Ceiling fan with light
Recessed lighting
Carpet
Exit door: rear carpeted stairway to Garage

Bath: vanity with integrated sink and drawers and cabinets below; medicine cabinet; vanity mirror; tub/shower with tile surround; cabinet over commode; glass block window and tile floor

Wet Bar with stainless bar sink; wall-mounted glass-faced upper level cabinets; glass block window; recessed lighting and tile floor

OVERSIZED 2-CAR GARAGE

Single lift garage door with automatic opener

Space for Work Bench

Vertical stacks of glass blocks illuminate the interior

Under-stair storage closet

Pedestrian door to upper level Game Room /
Optional Bedroom # 5

OTHER FEATURES

Zoned (3) air conditioning and heating

Two attics, each with weatherized, insulated stair covers*

Alarm system

Pre-wired for cable and house-wide Ethernet*

Porte Cochere allows for covered drive-up access to Kitchen Door

Remote controlled driveway gate

Lockable wrought iron pedestrian gate to right side yard

Lockable wooden pedestrian gate to left side yard

Rear yard enclosed with 6 wood privacy fence with grassy lawn, mature trees, flowering shrubs, planting beds, open air patio, and flagstones

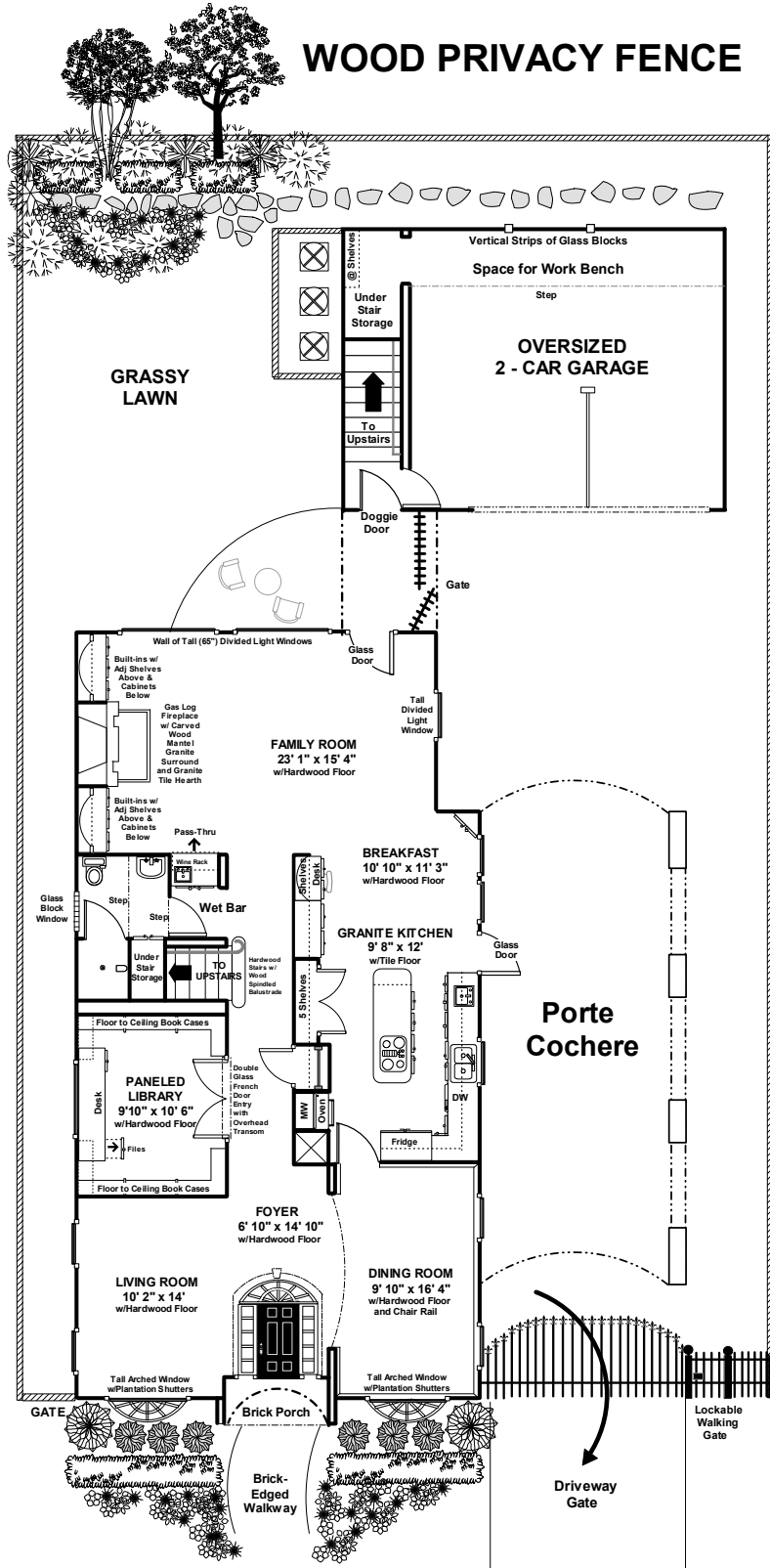
Rainbird® automatic sprinkler system*

- 4,092 sq ft home (per Appraiser)
- Built in 2001 (per H.C.A.D.)
- 5,700 sq ft Lot (per H.C.A.D.)

* = Per Seller

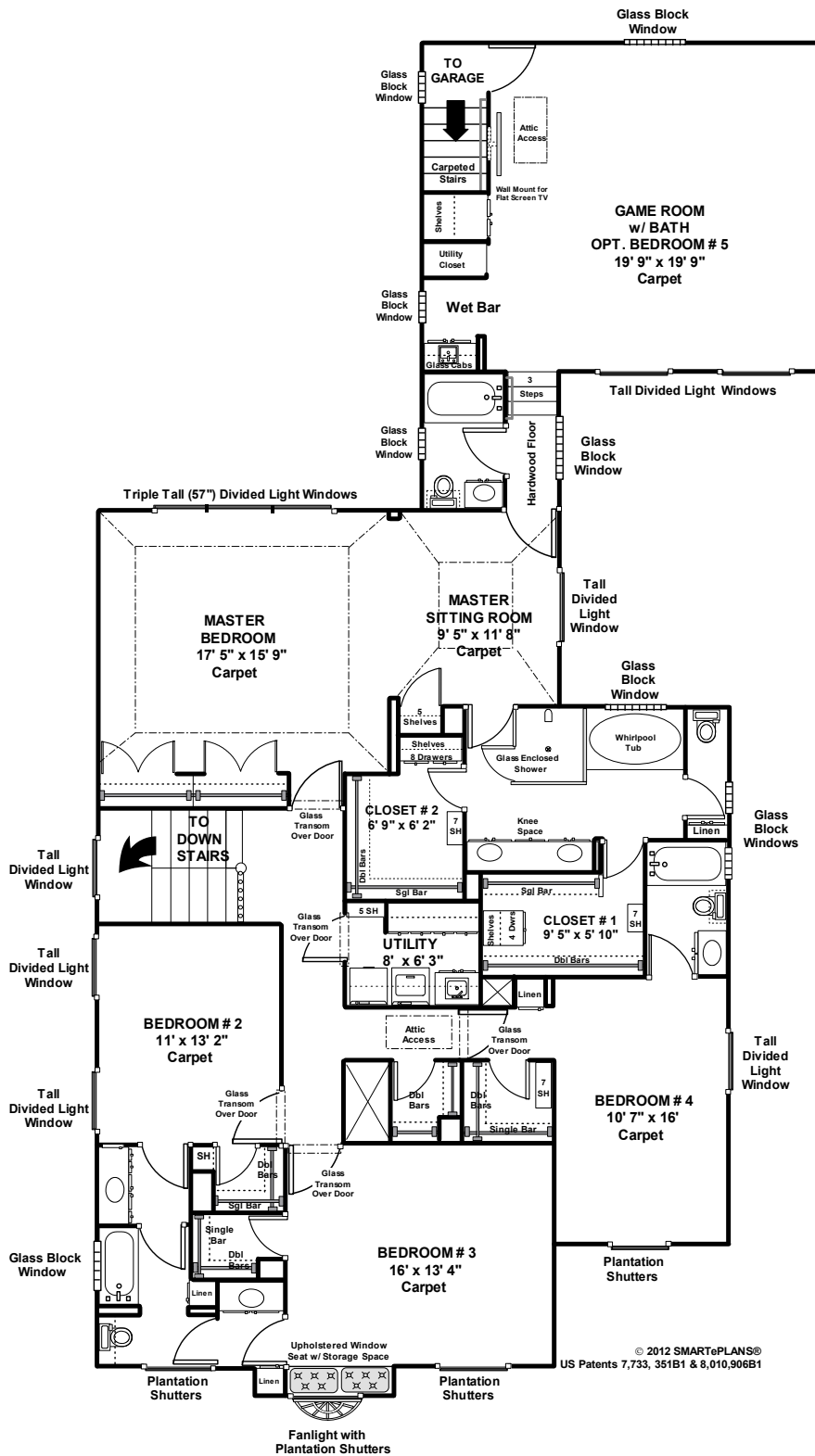
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FIRST FLOOR

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SECOND FLOOR

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