

218 N Garrett Circle Home Included Features

Home Site

1.2-acre hilltop lot with commanding views
Mature hardwood trees include oaks, walnut and hickory trees
24-foot wide culvert with 6:1 safety end caps
City water and 200 AMP underground electric service
High speed internet access
Conventional Septic system
500 gallon propane tank

Exterior

Black exterior, white interior double pane windows by American Window Manufacturing
42" wide 8' tall mahogany front door with Flemish glass and Kwikset Amador Matte Black handleset
Certainteed Moire Black architectural shingles with limited lifetime manufacturer's warranty
TechShield roof decking protected by Fire and Ice shield underlayment
Matte Black smooth finish standing seam metal roof accents
White Chop stone from Rock Materials with white mortar on front and back elevations
Sherwin Williams White Duck paint on the body with Tricorn Black trim
6" black full gutter system
15-zone sprinkler system with custom landscaping and Bermuda grass
Stunning front elevation can be lit by 3 coach lights, LED soffit lights and holiday light plug on a separate switch
Front porch includes 4 LED lights and a prewire for a future chandelier
2 Motion-activated 2-bulb flood lights at rear of home
4" concrete driveway with #3 rebar and 6" concrete at inturn
James Hardie siding warranted against manufacturer's defects and wood-boring insects for 30 years
Pre-plumbed and wired for a future outdoor kitchen
96" ceiling fan, 4 LED lights and prewires for TV and speakers on covered patio
Oversized 8' tall Wayne Dalton 9100 Contemporary garage doors feature 130 mph windstorm reinforcement and Lift Master 8155 ½ HP openers
Stained cedar headers and LED lights over garage doors
3 hose bibs plumbed directly off water main (does not waste softened water)
Open-web cedar trusses and 1x6 tongue and groove clear-coated wood siding on the ceiling of both porches

Design

Huge 13' x 20' lighted storage area with ¾" Tongue and Groove subfloor in attic
Breaker panel, water main cutoff, electric water heater and sprinkler controls in garage for access during inclement weather
36"-wide staircase with hand rail provides access to attic (no flimsy pulldown stairs)

Primary walk-in closet includes direct access to Laundry room
Jack and Jill bath features pocket doors to minimize door congestion
Spacious design features open sight lines, proportionate massing and incorporates Feng Shui principles
10' ceiling in all bedrooms

Structural

Engineered post-tension foundation with 3000 psi concrete
Third-party inspections by French Inspections at foundation makeup, frame and completion
Entire home wrapped in plywood and Tyvek house wrap
Windstorm clips and straps to 110 mph standards.
Simpson STHD14 structural straps on outside corners of foundation
10-year structural warranty administered by Maverick
Sill Sealer placed under all bottom plates and Simpson ABU66 Strong Ties anchor all exterior posts

Mechanical

4-ton Lennox 15.2 SEER2 Single Stage air conditioning system with filtered fresh air intake, media filter and 2 Honeywell thermostats
46" wide Ascent gas fireplace with 3" trim and cast stone mantle
R-13 BATT insulation in exterior walls, R-19 BATT insulation on sloped ceilings and R-38 blown insulation in flat ceilings
Third-party energy inspections by French Inspections prior to drywall installation and at completion
All four walls of the primary bedroom are insulated for additional privacy
4000K LED lighting and custom light fixtures throughout
Emergency electrical disconnect on exterior, whole house surge protector and Home Line 42-circuit capacity breaker box in garage
Smoke detectors and carbon monoxide detectors per code
Secondary bedrooms include LED lighting and ceiling fans
Full security system including siren and prewires at all operable windows and exterior doors
Glass break detector in primary bath
Motion detector in living room
Ring video doorbell at front door
Camera prewires at 2 other locations
CAT6 and RG6 Data/TV combo at living, covered patio, primary bedroom, study, guest suite, bedroom 3 and bedroom 4.
Alarm keypad at garage entrance door
Additional alarm keypad prewire at 1 location (front door- wire behind sheetrock)
Stereo prewire at living room. Prewire for 2 additional speakers for primary bedroom and back patio.
A/C register in all bedroom closets
Exhaust fan in utility room and all bathrooms
Direct A/C returns in all bedrooms; no corner-cutting "jump ducts"

A/V cabinet with dedicated shelves for equipment in Bedroom 4 closet
Shoe racks in Primary, Guest and Bedroom 3 closets

Interior

8' solid 2-panel doors with Kwikset Pismo Matte Black hardware and black hinges
Craftsman-style door trim featuring 1x4 legs, 1x6 header and 1x2 cap
Customized Sherwin Williams Accessible Beige (50%) eggshell paint on the walls with Snowbound trim and ceilings
White decora light switches and speed controls on all ceiling fans
Daltile Asher Bend Embossed Vinyl waterproof flooring throughout
1x6 baseboards throughout home
96" ceiling fan in family room and 6 LED lights
Stained beams in the coffered ceilings in study and primary bedroom
Floor plug in family room
Mud room built ins with 5 coat hooks, cubbies and phone charging station
Fully finished garage features 5/8" fire halt sheetrock, 6" pine baseboards and LED lights

Kitchen

Extensive cabinet storage with 30 upper and 15 lower (doors) and 16 drawers of various sizes.
Operable cabinets on all 4 sides of the island.
Shaker-style plywood cabinets with dove-tailed plywood soft-close drawers, soft-close doors and coordinated hardware
White painted cabinets to the ceiling on the perimeter and Ebony-stained cabinets on the island for additional storage
Pull out drawers for utensils and spice storage next to the range
Calacatta Delhi 3cm Quartz on all kitchen countertops and backsplash
Backsplash over the range features dramatic Agnora Elongated Octagon tile to the ceiling with a Matte Black Moen pot filler
Island features a Stainless Steel farm sink with Matte Black Moen faucet, push-button garbage disposal and popup electrical outlet with USB charging ports
Stainless Steel Bosch Appliance Package includes 36" 800 Series industrial style gas range, 300 Series Pyramid Canopy Chimney Hood, 30" 500 Series Built in Microwave Oven, 500 Series Built in Wall Oven, 24" Bar Handle 500 Series Dishwasher, and 36" 500 Series Counter-Depth 3-Door Refrigerator with water and ice dispenser
Oversized walk-in pantry includes plywood base shelves with custom-stained butcherblock countertops and connections for an additional fridge
Undercabinet lighting and outlets on perimeter
2 pendant lights

Powder Bath

Freestanding Arietta 31 inch Ocean Vanity with Carrera marble top and aged gold hardware in powder bath
Gold Moen fixture and matching bath hardware in powder bath

Rubeli Deco Matte 8" tile by Daltile
Vortens elongated toilet

Primary and Guest Baths

Moen fixtures with limited lifetime warranty in all baths
Royal Bath Arlow 66"-long freestanding tub with deckmount faucet in primary bath
Custom closet storage system in primary bedroom closet
White shaker-style cabinets
Cal Premata 3cm Quartz in primary and guest bath.
Soapstone Metropolis 3cm Quartz in jack and jill Bath 3
Undermount square white sinks
Hardibacker installed at wet areas and Daltile sealed with Schluter waterproofing membrane
Bath 3 features 12x24 Nobility White tile on the floor in the wet areas and 3x12 Spirit tile laid vertically to the ceiling at the tub surround
Primary bath features 12x24 Beige Rectangular Matte tile flooring with Paragon 2" Hexagon Mosaic beach entry flooring in the shower
Primary shower features 12x24 Honed Daphne White tile on the inside and on the front wall surrounding the tub
Guest bath 12x24 Beige Rectangular Matte tile flooring with Paragon 1x2 Brick Mosaic beach entry flooring in the shower, and 12x24 Honed Daphne White tile on the inside and on the front wall of the shower
Barn door from Guest Suite to Bath 2
Vortens elongated toilets
Tiled shampoo niches in all baths.
Oversized primary bath shampoo niche features a quartz shelf and recessed accent lighting
Moen hand wand in Bath 2 shower
Moen rain head and hand wand in Primary bath shower
Linen cabinets in all baths
Chandelier over primary bath freestanding tub

Laundry

Shaker-style base cabinets with drawer stack, 2 upper cabinets
63" oversized shelf for storage and black hanging rod
Calacatta Eleysio 3cm Quartz with 10" deep undermount stainless steel sink and Moen pullout faucet
Taupe Hexagon 8x9 tile by Daltile