

**Interior Features:**

- Wide plank engineered hardwood floors in all living areas and bedrooms
- Natural stone (quartzite/marble) counters throughout (except quartz in the laundry room)
- Solid core, one panel shaker doors with matte black hardware
- Square profile 3.5" door casings and 5.5" baseboards
- Vaulted dining room ceiling with wood beam ceiling detail
- 10ft ceilings on the 1st floor and 9ft ceilings on the second floor
- Built-in wine area with polished Carrara marble counter and 24" wine refrigerator
- 42" Heatilator gas fireplace with polished Carrara marble fireplace mantle and surround
- Frameless glass showers
- Lutron dimmer switches and screwless wall plates
- 4" can recessed lights
- 3" dimmable pin lights in living room niches- perfect for art display
- Honeywell Wi-Fi enabled thermostat
- Matte black and brushed nickel hardware
- Modern six light hanging chandelier in staircase
- 1st floor study/4th bedroom with coffered ceiling
- Mudroom with bench seating, open shelving, hooks and shiplap wall
- Laundry room with sink, white quartz counter and hexagon floor tile
- Benedettini cabinetry
- Pre-wired for surround sound in living room and gameroom
- Additional insulation added to walls of primary bedroom, laundry room and 1st floor full bath to minimize sound transfer
- Built-in bar upstairs with sink, 24" beverage cooler and polished Carrara marble counter

**Exterior Features, Construction and Systems:**

- Spray foam insulation in walls and attic
- RAM aluminum matte black front door and back sliding door
- 2X6 exterior walls
- Navien tankless hot water heater
- Lennox 5 ton HVAC System
- Covered front entry with large format tile
- Covered back porch with gas connection, TV connection and V-groove stained ceiling- ideal for outdoor entertaining
- Hardie Plank and Old Texas Brick
- 5" gutters all drain to underground drainage system
- 30-year shingle upper roof and standing seam lower roof

**Exterior Features, Construction and Systems (continued):**

- Attached 2-Car Garage: 17' X 8' single garage door, pre-wired for 240V outlet, MyQ enabled Liftmaster motor and MyQ keypad installed
- Pre-wired for alarm sensors on first floor doors and operable windows on first floor and primary bedroom
- French drains
- Zoysia grass in front and back yards. Holly bushes line the back fence
- Outlets in eaves of front and back patios for holiday lighting

**Kitchen Features:**

- Bianco Superiore quartzite polished counters
- Custom slim shaker cabinetry with two-tone design
- Oversized 10ft island with seating
- Thermador 48" 6-burner gas range with griddle and double ovens
- 48" vent hood insert with custom cabinet surround
- Thermador 42" built-in panel front French door refrigerator with freezer drawers
- Thermador dishwasher with panel front
- Thermador 24" microwave drawer
- Matte white 2"X9" vertical tile backsplash
- Single basin 31.5" stainless steel sink with matte black faucet
- 16" dark bronze and milk glass pendants over the island
- Walk-in pantry with additional counter space and shelving

**Primary Suite:**

- Tray ceiling with lighting
- 10ft floating vanity with polished Bianco Venatino dolomite counter with 4" waterfall edge
- Frameless shower with dual shower heads
- Soaking tub with 24"X 48" floor to ceiling tile accent wall
- Two walk-in closets with built-ins and metal rods plus additional luggage closet and linen closet
- Kohler brushed nickel plumbing fixtures
- Water closet with Kohler toilet

**Secondary Bedrooms/Baths:**

- Engineered hardwood floors
- Generous walk-in closets with built-ins and metal rods
- Kohler under mount square sinks
- Kohler matte black plumbing fixtures and toilets
- Stylish tile and lighting with a collected, yet distinguished look in each bathroom
- Bianco Venatino dolomite polished counters (upstairs secondary baths)
- Bianco Pearl marble with leathered finish counter (downstairs bath)