

10 Courtlandt Place

FEATURES AND AMENITIES

FORMAL ENTRY/STAIR - 14'6" X 25'

- Custom 3-stone honed marble geometric pattern floor tile
- Currey & Company brass & hand-blown white glass chandelier at stairs
- Matte white semi-flush ceiling fixture at entry
- Floor-to-ceiling millwork wall panels
- Fluted door casings that continue throughout the first floor
- Entry closet with custom architectural door design that continues throughout the home
- Emtek solid brass traditional style door hardware in French antique that continues throughout the home
- White oak stained hardwood stair treads and handrails
- Warm white painted walls, trim, and ceiling

FORMAL LIVING ROOM - 17' X 19'4"

- Chapman & Myers for Visual Comfort Signature Collection antique brass wall sconces with linen shades
- Stained herringbone hardwood floor
- Warm mahogany and chestnut stain
- Richly stained floor-to-ceiling wood paneling with traditional dentil molding
- Painted, custom geometric coffered ceiling detail
- Custom honed Nero Marquina marble fireplace mantel and hearth
- Buff herringbone fireplace brick accent

DINING ROOM - 17' X 19'4"

- Aerin for Visual Comfort Signature Collection brass & clear-sculpted candelabra-style chandelier
- Schumacher in collaboration with Iksel chinoiserie scenic mural wallcovering on inset millwork panels
- Custom honed Nero Marquina marble fireplace mantel and hearth
- Buff herringbone fireplace brick accent
- Traditional plaster crown molding with corbels
- Sophisticated monochromatic painted walls and trim in a legacy classic blue-green color
- High-gloss lacquered finish on ceiling and in alcove
- White oak stained hardwood floor

BUTLERS PANTRY

- Artisanal antique gold leaf botanical ceiling fixture
- Pink Rhino honed marble countertop and custom-designed backsplash centered on decorative window
- Antique diamond pattern mirrored glass backsplash
- Honed Bardiglio and Carrara diamond pattern marble floor tile
- Custom unlacquered brass and glass bistro shelving
- Newport Brass unlacquered brass plumbing
- High-gloss lacquered walls and trim in a soft pink hue



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FEATURES AND AMENITIES

BAR - 17' X 10'

- Eichholtz vintage brass and crystal leaf wall sconces
- Custom unlacquered brass and glass cantilever shelving
- Handcrafted service bar with honed Nero Marquina marble countertops
- Under cabinet toe-kick lighting
- Bar sink with Nero Marquina marble full wall backsplash
- Alno unlacquered brass cabinet hardware
- Newport Brass unlacquered brass plumbing
- Premium Thermador paneled wine refrigeration and dual refrigerator drawers
- KitchenAid paneled ice maker
- Ceiling detail, wood paneling, molding, and floor continue from Formal Living Room
- Hidden jib doors to closet and study

KITCHEN - 20'6" X 12'

- Hudson Valley brass & alabaster island pendants
- Honed Calacatta Borghini marble countertops and custom-designed backsplash
- White matte ceramic backsplash tile
- Custom hourglass hood surround with premium Thermador range hood insert
- La Cornue CornuFé 110 statement dual-fuel range in brass and custom designer light blue color
- Bespoke detailed accent cabinetry symmetrically flanking farmhouse sink
- Premium Thermador paneled refrigerator, freezer, and dual dishwashers
- Handcrafted curved island design
- Under cabinet toe-kick lighting
- Newport Brass unlacquered brass plumbing fixtures with white Signature Hardware fireclay farmhouse sink
- Alno unlacquered brass cabinet hardware
- Traditional deep coffered ceiling detail
- White oak stained hardwood floor
- Warm white painted walls, trim, and ceiling



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FEATURES AND AMENITIES

SCULLERY / PANTRY - 10' X 15'

- Honed Biancatto marble countertops and sink backsplash
- White glossy Zellige tile backsplash in Scullery
- Signature Hardware polished nickel plumbing fixture and white undermount single-basin fireclay sink
- Top Knobs premium polished nickel cabinet hardware
- Chapman & Myers for Visual Comfort Signature Collection polished nickel and white glass wall sconces at Pantry wall
- Premium Thermador stainless steel double wall oven with triple speed oven, warming drawer, and professional 5-burner gas cooktop with Faber integrated ceiling hood
- Premium Thermador paneled dishwasher and Zephyr panel ready wine and beverage cooler
- Premium Fisher & Paykel paneled refrigerator and freezer
- White oak stained hardwood floor
- Soft greige painted beadboard backsplash in Pantry
- Warm white painted walls, trim, and ceiling

DESK / APPLIANCE GARAGE

- Chapman & Myers for Visual Comfort Signature Collection antique brass cabinet picture light
- Honed Biancatto marble countertop
- Alno unlacquered brass cabinet hardware
- Premium Thermador plumbed stainless steel coffee machine
- White oak stained hardwood floor
- Soft greige painted beadboard desk backsplash
- Soft blue painted cabinets to match La Cornue oven
- Warm white painted walls, trim, and ceiling

FAMILY ROOM – 18' X 18'6"

- Custom Venetian Murano amber glass chandelier with linen shades
- Fluted wood fireplace mantel with honed Calacatta Borghini marble surround and hearth
- Buff herringbone fireplace brick accent
- White oak stained built-ins with Alno unlacquered brass cabinet hardware
- Traditional deep coffered ceiling detail
- Custom millwork paneled walls
- Wall of floor-to-ceiling windows overlooking backyard
- Double French doors to covered loggia
- White oak stained hardwood floor
- Warm white painted walls, trim, and ceiling



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FEATURES AND AMENITIES

HALLWAY

- Thomas O'Brien for Visual Comfort Signature Collection antique brass and white glass ceiling fixtures
- Custom millwork paneled walls
- Hidden jib door closet
- Elevator access
- Custom China niches between butler's pantry and scullery
- White oak stained Parquet hardwood floors
- Warm white painted walls, trim, and ceiling

BREAKFAST ROOM – 12' X 12'

- Custom Venetian Murano green glass chandelier
- Custom hand-crafted trellis design on walls and ceiling
- Huge bay window allowing abundant natural light
- Warm white painted walls, trim, and ceiling
- Warm white, grey, and charcoal custom-painted geometric floor design

MUDROOM – 10'6" X 8'

- Serena & Lily antique botanical statement wallpaper in grove/sky on ceiling
- Beadboard wall detail
- Decorative antique brass diamond wire mesh inset in tall cabinets
- Champagne Bronze cabinet hardware and antique brass interior hooks
- Rejuvenation aged brass wall hooks on beadboard wall
- White oak stained hardwood floor
- Cabinets painted in a smoky blue hue
- Warm white painted walls and trim

LIBRARY – 17' X 6'9"

- Chapman & Myers for Visual Comfort Signature Collection antique brass cabinet picture lights
- Custom library shelving
- White oak stained hardwood floor
- Warm white painted walls, trim, shelving, and ceiling

GAME ROOM – 25' X 13'

- Serena & Lily evergreen botanical motif wallpaper on ceiling
- Custom built-in storage entertainment center
- Champagne Bronze cabinet hardware
- Premium Zephyr paneled wine and beverage cooler
- White oak stained hardwood floor
- Smoky blue painted built-ins
- Warm white painted walls and trim



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FEATURES AND AMENITIES

PRIMARY BEDROOM – 18' X 15'6"

- 14' ceilings
- Julie Neill for Visual Comfort Signature Collection polished nickel and clear acrylic triple chandelier with linen shades
- Fluted wood fireplace mantel with honed Mystery White marble surround and hearth
- Buff herringbone fireplace brick accent
- Cove molding ceiling detail
- Private vestibule with area for seating and/or storage
- White oak stained hardwood floor
- Warm white painted walls, trim, and ceiling
- Phillip Jeffries extra fine natural grasscloth wallcovering (buyer upgrade option)

PRIMARY BATHROOM – 15'6" X 16'

- Transom window with double door entry from primary vestibule
- Thomas O'Brien for Visual Comfort Signature Collection polished nickel and white glass cylindrical vanity sconces
- Honed Mystery White marble countertops, backsplash, and shower seat
- Honed Bianco Dolomite floor, wall, baseboard, shower, and mosaic basketweave tile
- Custom fluted vanity with tapered legs
- Under vanity toe-kick lighting
- Rejuvenation and Top Knobs premium polished nickel cabinet hardware
- LED backlit dimmable vanity mirrors with anti-fog
- Newport Brass polished nickel plumbing and Alno polished nickel bath accessories
- Victoria & Albert luxury freestanding volcanic limestone soaking tub
- Kohler Artifacts dual shower heads and rain shower in polished nickel
- ThermaSol PRO Series III luxury smart steam shower in polished nickel
- Premium TOTO Drake chair height elongated toilet in cotton
- Soft greige painted cabinetry
- Warm white painted walls, trim, and ceiling

PRIMARY CLOSET – HIS – 11'6" X 13'

- Honed Mystery White marble dressing vanity countertop
- LED backlit dimmable vanity mirror
- Custom millwork cabinetry
- Hidden safe room with concealed door
- Top Knobs premium polished nickel cabinet hardware
- Barbara Barry for Bloomsburg Carpet/Silver Creek 100% pure wool woven carpet in Pacific
- Soft greige painted cabinetry
- Warm white painted walls, trim, and ceiling



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FEATURES AND AMENITIES

PRIMARY CLOSET – HERS – 10'6" X 17'6"

- Regina Andrew gold leaf chandelier with hand-polished crystal flowers
- Honed Mystery White marble dressing vanity countertop
- LED backlit dimmable vanity mirror
- Custom millwork cabinetry with glass inset and backlighting
- Top Knobs premium polished nickel cabinet hardware
- Bloomsburg Carpet / Silver Creek luxury 100% pure wool carpet in Azure
- Soft greige painted cabinetry
- Warm white painted walls, trim, and ceiling

STUDY – 8'6" X 12'

- Chapman & Myers for Visual Comfort Signature Collection antique brass cabinet picture light
- Chapman & Myers for Visual Comfort Signature Collection antique brass and white glass globe ceiling fixture
- Serena & Lily antique botanical statement wallpaper in grove/sky on desk wall
- Signature Hardware premium brushed gold hand-stitched cognac leather cabinet hardware
- Access to outdoor terrace
- Warm mahogany and chestnut stained floors
- Olive green painted paneled millwork walls, trim, built-ins, and workspace
- Hidden jib door for storage
- Warm white painted ceiling

POWDER BATH

- Serena & Lily gilded and fluted detail double sconces with linen shades
- Artisanal curved antique brass vanity mirror
- Custom honed Nero Marquina vanity countertop and backsplash
- Timeless vintage brass vanity faucet, vanity console, and bath accessories
- Phillip Jeffries wallcovering in deep emerald, textured Iberian linen ground highlighting a majestic crane motif
- Premium TOTO Drake chair height elongated toilet in cotton
- White oak stained hardwood floor
- Deep emerald green painted trim
- Warm white painted ceiling

LAUNDRY ROOM

- Honed Biancatto marble countertops and sink backsplash
- White glossy Zellige tile backsplash
- Honed Arabescato Venato mosaic marble floor tile
- Signature Hardware polished nickel bridge faucet with side spray
- Premium granite composite single basin undermount sink
- Rejuvenation polished nickel shelf brackets
- Plumbing space for double stackable washers and dryers
- Custom white oak stained shelving
- Soft greige painted built-ins
- Warm white painted walls, trim, and ceiling



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FEATURES AND AMENITIES

BEDROOM II – 13'6" X 14'

- Premium 3-blade matte white ceiling fan with integrated smart home technology
- Custom built-in workspace with polished nickel hardware
- White oak stained hardwood floor
- Warm white painted walls, trim, built-ins and ceiling
- Premium closet carpet in Minimal, woven from high-performance, ultra-soft nylon featuring advanced built-in soil and stain resistance
- Ensuite Bath II
  - Chapman & Myers for Visual Comfort Studio Collection polished nickel wall sconces with white linen shades
  - Beveled edge vanity mirror
  - Custom vanity with polished nickel cabinet hardware
  - Signature Hardware premium plumbing fixtures and bath accessories in polished nickel
  - Rejuvenation polished nickel shower door knob
  - Honed Carrara marble countertop, backsplash and shower bench
  - Premium glazed ceramic light blue wall and shower tile
  - Premium matte porcelain light blue penny floor and shower floor tile
  - Premium TOTO Drake chair height elongated toilet in cotton

BEDROOM III – 14' X 14'

- Premium 3-blade matte white ceiling fan with integrated smart home technology
- Custom built-in workspace with polished nickel hardware
- White oak stained hardwood floor
- Warm white painted walls, trim, built-ins and ceiling
- Premium closet carpet in Minimal, woven from high-performance, ultra-soft nylon featuring advanced built-in soil and stain resistance
- Ensuite Bath III
  - Premium polished nickel wall sconces with fabric shades
  - Frameless beveled edge vanity mirrors
  - Custom dual vanity with polished nickel cabinet hardware
  - Signature Hardware premium plumbing fixtures and bath accessories in polished nickel
  - Rejuvenation polished nickel shower door knob
  - Honed Nero Marquina marble countertop, backsplash, liner tile and shower bench
  - Premium glazed ceramic white wall and shower tile
  - Premium matte porcelain white penny floor and shower floor tile
  - Premium TOTO Drake chair height elongated toilet in cotton



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FEATURES AND AMENITIES

BEDROOM IV – 12' X 14'

- Premium 3-blade matte white ceiling fan with integrated smart home technology
- Custom built-in workspace with polished nickel hardware
- White oak stained hardwood floor
- Warm white painted walls, trim, built-ins, and ceiling
- Ensuite Bath IV
  - Premium polished nickel and white glass bar sconce
  - Beveled edge vanity mirror
  - Custom vanity with polished nickel cabinet hardware
  - Premium cast iron soaking tub
  - Premium closet carpet in Minimal, woven from high-performance, ultra-soft nylon featuring advanced built-in soil and stain resistance
  - Rejuvenation polished nickel shower door knob
  - Honed Carrara marble countertop and backsplash
  - Premium glazed ceramic light green wall and shower tile
  - Premium matte porcelain light green penny floor and shower floor tile
  - Premium TOTO Drake chair height elongated toilet in cotton

BEDROOM V – 14' X 13'

- Premium 3-blade matte white ceiling fan with integrated smart home technology
- White oak stained hardwood floor
- Warm white painted walls, trim, and ceiling
- Premium closet carpet in Minimal, woven from high-performance, ultra-soft nylon featuring advanced built-in soil and stain resistance
- Ensuite Bath V
  - Premium polished nickel 3-light wall sconce with fabric shades
  - Beveled edge vanity mirror
  - Custom vanity with polished nickel cabinet hardware
  - Signature Hardware premium plumbing fixtures and bath accessories in polished nickel
  - Rejuvenation polished nickel shower door knob
  - Honed Carrara marble countertop, backsplash, and shower bench
  - Premium glazed ceramic white wall and shower tile with light blue pencil tile
  - Premium matte porcelain white and light blue penny floor and shower floor tile in linear pattern
  - Premium TOTO Drake chair height elongated toilet in cotton



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FEATURES AND AMENITIES

POWDER II

- Sculptural matte white leaf wall sconce with silk shades
- Premium architectural polished nickel oval pivot mirror
- Honed white Carrara mosaic penny floor tile
- Honed Carrara marble countertop and backsplash
- Timeless polished nickel wall-mounted bridge faucet
- Signature Hardware polished nickel bath accessories
- Custom geometric panel design vanity with tapered legs
- Alno polished nickel cabinet hardware
- Premium TOTO Drake chair height elongated toilet
- Warm white painted walls, trim, built-ins, and ceiling
- Phillip Jeffries extra fine natural grasscloth wallcovering (buyer upgrade option)

LOGGIA – 30'6" X 14'

- Premium architectural 3-blade dark bronze/walnut outdoor ceiling fans with integrated smart home technology
- Sandblasted black and white marble floor tile in diamond pattern
- Sandblasted white marble stair tile
- Painted warm white brick fireplace with buff herringbone brick accent
- Light blue painted ceiling

POOL HOUSE LOGGIA AND POOL – 21'6" X 16'

- Primo Lanterns traditional style handcrafted copper outdoor electric lanterns
- Premium architectural 3-blade dark bronze/walnut outdoor ceiling fans with integrated smart home technology
- Copper Cupola and custom trellis detail
- Sandblasted white marble floor and stair tile
- Leathered Naica Quartzite countertop and backsplash
- Signature Hardware stainless steel kitchen faucet and commercial grade undermount stainless steel single basin sink
- Premium DCS built-in natural gas outdoor grill
- Premium Zephyr outdoor stainless steel vent hood with extension
- Premium Azure outdoor compact refrigerator
- Painted warm white brick see-through fireplace and kitchenette
- Light blue painted ceiling
- Sandblasted white marble floor tile and pool coping
- Gunite in-ground 6' depth pool with grey PebbleTec finish and light blue and white waterline ceramic tile



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FEATURES AND AMENITIES

POOL HOUSE BATH

- Premium aged brass 3-light wall sconce with fabric shades
- Gold framed oval mirror
- Signature Hardware aged brass plumbing fixtures and bath accessories
- Rejuvenation aged brass shower door knob
- Honed Carrara marble countertop, backsplash, and shower bench
- Premium glazed ceramic white wall and shower tile
- Premium matte porcelain white penny floor and shower floor tile
- Premium TOTO Drake chair height elongated toilet
- Thibaut metallic silver and beige textured vinyl palm motif vanity wall covering
- White oak stained vanity
- Warm white painted walls, trim, and ceiling
- Outdoor Shower
  - Signature Hardware exposed rainfall stainless steel outdoor shower fixture
  - Bronze energy-efficient LED outdoor wall sconces

GARAGE

- 3-car detached, oversized garage with room for car lifts
- Gray epoxy floors
- Prepped for future water filtration system
- Warm white painted walls, trim, and ceiling
- Primo Lanterns traditional style handcrafted copper outdoor electric lanterns on iron hanging yokes
- Covered breezeway to main house

HOME FEATURES

- Private elevator with stained wood panels, floors, and brass trim
- Two staircases
- 4 interior and 2 exterior gas fireplaces
- Wine refrigeration
- Multiple wet bar areas
- 11’ ceilings on the first floor
- 10’ ceilings on the second floor
- Handcrafted, detailed millwork and multiple built-ins throughout
- Custom milled, rift and quartered hand-sawn white oak flooring
- Technology closet in the second floor hallway
- Emtek solid brass traditional style door hardware in French antique
- Gated neighborhood with keypad



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FEATURES AND AMENITIES

EXTERIOR

- Classic Federal architectural style
- Symmetrical 2-story white painted brick facade with pedimented dormers and dentil cornice
- Centered entry portico with balanced window bays
- Traditional style aluminum clad wood windows with transoms
- Prominent chimneys with copper chimney pots
- Warm white painted exterior with light blue ceiling areas
- Historic blue-grey painted front and porte cochère doors
- Emtek solid brass traditional style door hardware in French antique
- Charleston Hardware Co. heirloom solid brass entry door knocker
- Charleston Hardware Co. historic reproduction rosette and doorknob centered in trim
- Lincoln aluminum clad windows with preserved low-E glass
- Porte cochère with custom steel automatic driveway gate
- Wrought iron fencing at front with wood fencing around perimeter
- Traditional style copper outdoor gas lanterns at entry, terrace, and porte cochère
- Custom Azek Chippendale balcony railings
- Sandblasted white marble floor and stair tile
- Silver asphalt shingle and standing seam metal roof
- 6 ½" round, roll-formed seamless copper gutters with 4" round downspouts and 3" standoff mounts
- Copper standing seam window awning and cupola
- Custom property marker
- Traditional style free-standing aluminum mailbox
- Ample grass areas for children, pets, or future sports court
- Landscape package includes black resin planters, cable trellis detail on driveway fence, and premium landscape beds with gravel utility areas

CONSTRUCTION AND SYSTEMS

- Savant home automation for first floor and outdoor areas, with optional second floor integration
- Adjustable lighting controls
- Spray-foam insulation
- Three multistage American Standard HVAC systems serving first floor, second floor, and primary bedroom
- Three Navien tankless on-demand water heaters
- 5/8" sheetrock at walls and ceilings with Level 5 smooth finish
- Prepped for future water filtration system



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FEATURES AND AMENITIES

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