



Basic House Specs

Luxury Estate Home with 6 bedrooms, 6 full wash-rooms, plus main floor powder room.

Main floor is 3236 square feet. Study loft is 1010 sq. ft, with the exercise room and steam shower.

Self-contained guest suite is 821 sq. ft. with its own kitchen, bedroom, dinette, sitting room, and wash-room.

Walkout basement has approximately 2900 sq.ft. of developed living space.

I.C.F. Insulated Concrete Form exterior wall construction on foundation/walkout level. Walls are 8 inches thick concrete, plus 2 ½ inches Styrofoam on both sides. Main and upper floor walls, plus garage, are 2x6 and 1 ½ inch thick Styrofoam sheets.

Elevator serves all three levels.

Triple Pane Low E Argon Jeldwyn Windows with metal clad exterior and wood interior.

Garage Details

Garage is 2200 sq.ft. with 15 foot high ceiling. All walls and ceiling inside garage are acrylic stucco.

Garage has Hotsy wash bay.

Exterior Details

Soundproof, air-tight, and superior insulation values, and R-50 insulation in attic.

Slate on front step and rear balcony. Front landing/stairs are heat traced as well as portions of

rear main balcony. Curved metal staircase from balcony to lower landing.

Acrylic stucco exterior walls. 4 Inch thick tumbled concrete Century Stone on front of house and garden walls, front and back.

Number 1 heavy cedar shake roof.
Maintenanc-free exterior.

Completely landscaped. Irrigation System by Rain Man. Bubbling water feature at front driveway.

Paving stone driveway with concrete slab under.

Large covered and uncovered paving stone patio at rear.

Landscape lighting.

Extensive engineered Allen Block retaining walls.

Light posts on driveway and sidewalks.

Heavy wiring roughed-in, to outside walkout area for future hot tub or gazebo.

Interior Details

Mud room and walk-through pantry upon entering house from garage.

Superior finishing and detailing on interior.

Air to heat exchanger replaces all household air

continuously.

Two 95% efficient forced-air Carrier furnaces.

Two air conditioners.

2 White Rogers steam humidifiers controlled by humidistat.

Reverse Osmosis for drinking water.

30,000 Grain water softener.

Extensive maple-paneled, front 2-storey-entry and study loft.

Solid core Maple doors throughout. 8 ft. high on main, 7 ft high on walk-out level

Upgraded Kitchen Craft cabinets with G.E. Monogram appliances in kitchen.

Front load steam washer and dryer in laundry room.

Granite counter tops throughout. Grohe kitchen and washroom fixtures.

Specific blinds and/or drapes wired for electric operation.

All bedrooms, study, games area, and family room wired for cable and satellite.

Master bedroom and exercise room have steam showers with glass enclosures. Additional steam shower in main bath, on lower level. Bain Ultra claw foot air tub in master bedroom.

Hardwood on main floor is $\frac{3}{4}$ inch maple. Extensive limestone travertine on main floor. Engineered hardwood on lower-level main area. Broken slate in bar and wine cellar floors.

Water-wall on stair landing with broken-slate tiling.

Complete home-automation and security system.

98% efficient boiler for in floor heating in basement floor and areas on main floor that have limestone and/or tile. Garage and hot

water tank are also heated by boiler.

4 High-efficient gas fireplaces, plus three gas torches, and two gas cyclone, cylindrical fireplaces.

Vacuflow vacuum throughout, including garage outlet with additional power head

Separate theater room. Temperature and humidity controlled wine cellar with custom black walnut door and cedar wine racks.

Games/Family room walls with Castle Stone. Black walnut slabs for bar top and FP shelves. Entrance stairs from garage to basement.

All measurements and specifications are for information purposes provided by the builder to the best of his knowledge, for the benefit of a prospective purchaser, and must be verified by purchaser. The builder assumes no liability for any errors or omissions of the above specs. The purchaser accepts all construction completed at time of Offer to Purchase as built—no changes or alterations without the written approval of builder. Building blueprints and landscaping blueprints have been altered for various reasons at builder's discretion.