

# Safe & Sound Amenities

## Advantages of a Masonry Framed Home

- Resistant to mold and termites
- Less air infiltration than a wood-framed home
- Built with environmentally friendly materials
- Reinforced with steel to withstand strong winds
- Very quiet due to masonry framing mass
- Lower insurance and maintenance costs
- Increased fire protection since masonry doesn't burn
- Very energy efficient due to thermal mass
- More comfortable than a wood-framed home
- A solid investment for years to come

## Energy Features

- Energy Star rating & Energy Manager system lower electric bills by 40-60%
- Premium aluminum-clad low E argon-filled Weathershield simulated divided lite casement windows for maximum energy efficiency
- Upgraded insulation package with backer rods at all wall penetrations to minimize air infiltration
- Expanded foam insulation inside masonry framing fills all voids and increases sound dampening
- High efficiency HVAC system has multiple zones for easy control
- Humidifier on first floor maintains consistent moisture level for hardwood floors & year-round comfort
- Digital thermostats & variable speed furnaces control humidity and reduce energy usage
- Recirculating hot water system conserves water & insures instant hot water throughout the home
- Two energy-efficient 50-gallon gas hot water heaters
- Ceiling fans installed in Family Room, Master Bedroom, Hearth Room, Rear Porch & Rec Room
- Crawl space fan with humidistat prevents unwanted moisture

## Interior Details

- 6,464 covered square feet with 4 bedrooms, 3 full & 2 half baths
- All bedrooms have adjoining baths & closets with built-in shelving & sweater boxes
- Oversized 3-car side entry garage with service door, work area & 8' high insulated garage doors with belt-driven openers for quiet operation
- Grand 2-story Foyer has 2-1/4" thick arched top mahogany entry door leading to flared stairs with wrought iron balusters and oversized handrail
- Rec Room features tiled wet bar with refrigerator
- Intricate moldings throughout the home
- Wainscoting and tray ceiling in large Dining Room
- Vaulted ceiling with crown shelf in Study
- Open Family Room with stone fireplace surround, hand-hewn cherry mantle & bookcases
- Dramatic Hearth Room has stone fireplace & vaulted tongue-and-groove stained wood ceiling
- Convenient 1<sup>st</sup> Floor Laundry with drip dry area and emergency overflow drain
- Tile-floored Mud Room has bench seat with coat hooks and an organizing center with mail slots
- Flex Room off Mud Room perfect for craft area or computer/homework center
- Hickory flooring in formals and upstairs hall
- Solid core doors throughout the home reduce noise
- Oil-rubbed bronze Bravura door hardware for durability and safety
- Framed for future elevator
- Finished security and central vacuum systems
- Structured wiring for TV, phone & data
- Speakers in Family Room, MBR, Kitchen, Study, Rec Room and Rear Porch
- Family Room & Rec Room wired for home theater
- Large walk-up attic & 2 walk-in areas have plenty of room for storage

## **Gourmet Kitchen**

- Stainless steel 48-inch Subzero refrigerator has icemaker and water dispenser in the door
- Professional-grade stainless steel Wolf gas 6 burner range, oven & microwave
- Pot filler conveniently located behind range
- Superquiet Asko dishwasher has cabinet front so it disappears from sight and sound
- Custom raised panel cherry cabinets with dovetail drawers and undermount slides
- Contrasting maple center island with vegetable sink
- Granite countertops with extra deep undermount stainless steel sink with gooseneck faucet
- Grohe faucets
- Tile backsplash below all wall cabinets for easy cleanup
- Luxurious tile detailing at cooking area
- Under-cabinet task lighting
- Large Pantry has plenty of storage space

## **Master Suite**

- 1<sup>st</sup> Floor Master Bedroom with tray ceiling & rope lighting
- Heated 2-person air jet whirlpool tub with tile surround and handheld shower
- Oversized shower with 12" rain shower overhead, Grohe handheld shower & shaving seat
- Granite countertops with undermount bowls compliment cherry cabinetry
- Very large walk-in closet has built-in shelving, organizers & mirror

## **Bath Features**

- Elegant Powder Room has above-counter vessel sink, wall-mounted faucet & quiet flush toilet
- Elevated height vanities with granite countertops in all baths
- All showers & Americast tubs have ceramic tile surrounds with decorative accents
- Ceramic tile & stone floors
- All baths have elongated toilets and Nutone superquiet bath fans
- Window seat in Bedroom 4 Bath

## **Construction Details**

- Masonry framed exterior walls for maximum homeowner comfort and satisfaction
- Sound-dampening around the Master Bedroom, Study, Laundry Room & all baths for privacy
- 2x10 Wood blocking keeps towel bars & toilet paper holders securely attached
- 3/4" Advantech subflooring is glued & screwed to resist squeaking
- Steel joist hangers provide added strength & lateral stability to reduce drywall movement
- Conduit chase to attic for future wiring
- Sealed crawlspace makes the home more comfortable by reducing temperature fluctuations
- 3' Wide door at crawlspace for easy access

## **Exterior Features**

- 0.93 Acre homesite backs to natural area
- Low maintenance stacked stone and hard-coat stucco applied directly to concrete masonry framing
- Heavy cornice detailing with crown & panel mold
- Circular driveway for visitors & a large parking pad at garage accommodate high traffic volume
- Concrete paver patio will not crack like stamped concrete
- Outdoor fireplace at rear patio for year-round enjoyment
- Rear Porch has wrought iron railing, stained wood ceiling with ceiling fan & flagstone flooring
- Weathershield multi-lock deadbolts on exterior doors for added security
- Copper roofing on roundtop dormers & Rear Porch
- 30-Year fungus-resistant Certainteed Landmark fiberglass shingles
- Pre-finished gutters are piped underground
- Three freeze-proof hose bibs including one with hot & cold water
- Professionally landscaped yard features deer-resistant shrubs and automatic irrigation system with timer and rain sensor
- Showcase landscape lighting enhances the night-time ambiance