



VALENTI HOMES

Lot #19 Sherron Estates

Specification Sheet

Swimming Pool Space Available!!

Front Porch:

- Beaded Board ceiling
- Custom Wood Columns with Stone Half Column Bases on both ends
- Modern Farmhouse Double front door unit
- Stone Entrance stairs and Stone border on porch

Foyer and staircase:

- 10' ceilings
- Designer chandelier light fixture
- 4' custom wainscoting
- Decorative crown molding
- Hardwood floors
- Wood stair treads with Modern balusters

REAR PORCH AND PATIO RETREAT

- 12 ft wide double sliding doors to Family room
- Beaded board ceilings
- Raised treated wood porch with shielded storage underneath
- Concrete patio

Dining room:

- 10 foot ceiling
- Hardwood floors
- Large cased openings to foyer and Butler's pantry
- 4 foot tall custom wainscoting

First floor full bath:

- Lovely cabinetry with custom framed mirror
- 10 foot ceilings
- Stone countertop
- Tub and shower tile walls
- Decorative crown molding
- Black plumbing fixtures

Downstairs Bedroom #4:

- Extra bedroom downstairs for extended family or out of town guests
- Large double door closet
- Designer lighting
- Crown moulding
- Nice view of rear yard



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- Hardwood floors

Family room:

- 12 foot ceilings with massive 8 inch by 8 inch Real wood beams
- Custom traditional fireplace mantel with stone surround
- Beautiful hanging light fixture
- Hardwood flooring
- Beautiful 12 foot wide sliding patio doors
- Recessed lighting
- Bookcases on both side of fireplace with traditional shelves

Kitchen:

- Hardwood flooring
- 10 foot ceilings
- Stone countertops 3 cm
- Stone backsplash
- Designer to the ceiling wood cabinetry with dovetailed drawers and soft close doors
- Stainless steel appliances with designer range top
- Deep stainless steel sink
- Designer appliance package
- Coffee bar area
- Cabinets with glass doors in certain areas
- Recessed lighting also pendant lighting over Island
- Large walk-in pantry with custom wood shelving
- Triple window overlooking beautiful rear yard
- Decorative crown molding

Downstairs Study:

- Custom Hanging light fixture
- Hardwood flooring
- Tall vaulted ceiling
- Double glass French doors
- Custom Picture frame Molding on all walls
- Bookcases encasing front windows

Laundry room:

- 10 foot ceilings
- Tile floor
- Stone tops with laundry sink with drying above
- Custom wall cabinets with under-cabinet storage
- Decorative crown molding
- Window letting sunlight in

Mudroom:

- 10 foot ceilings
- Hardwood floor
- Custom-built in bench with hooks and storage with one custom locker



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- Decorative crown molding

Master Bedroom:

- Vaulted ceilings with massive suspended real wood beams
- Hanging fixture
- Triple windows to view lovely rear yard and side windows as well
- Hardwood floors
- Picture frame molding from floor to ceiling on accent wall

Master bathroom:

- 10 foot ceiling
- His and Her Large vanity with stone countertops
- Nice linen closet for more storage
- Designer vanity lights
- Custom framed mirrors
- Pedestal Soaker tub
- Wood wainscoting behind pedestal soaker tub area
- Custom Tile surround shower with seat
- European frameless shower entry unit
- Decorative crown molding
- Large walk-in closet with custom wood shelving with window and seat below

Downstairs Powder Room:

- Custom vanity with stone top
- Custom framed mirror
- Designer lighting
- Herring bone tile floors
- Picture frame mouldings on walls

Upstairs bedrooms #2 & #3:

- 9 ft. ceilings
- Very Large closets with custom wood shelving
- Carpet flooring
- Bedroom #3 has cool access to step up study area!!

Upstairs bathroom for kids:

- Tile floors
- Stone double vanity countertops
- Custom painted wood cabinets
- Custom Framed mirrors
- Designer vanity lighting
- Access to both bedrooms
- Bedroom 2 has private access

Upstairs Game Room:

- Ceiling fan with recessed can lights



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- Carpet flooring
- Walk-in storage access
- 3 spacious windows overlooking rear yard
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Hallway upstairs:

- 9 foot ceilings
- Hardwood floors
- Recessed lighting
- Double door linen closet
- Access to walk-in attic storage

Second-floor storage:

- Two attic storage areas Approximately 326 and 278 square feet unfinished walk in storage with separate entrances

Garage:

- 3 car, one double and 1 attached single
- Auto openers
- Overhead lighting

Exterior features:

- Sealed and conditioned crawlspace STONE front foundation
- POTENTIAL SPACE FOR SWIMMING POOL
- Large concealed area for storage under rear porch area
- Energy-efficient vinyl insulated windows
- Matte black door hardware
- Front and rear water faucets
- House loaded with more windows than expected
- Front and rear electrical receptacles
- Gutters and downspouts
- Concrete drive and Walkway to front door
- Dimensional 30 year shingles
- Extensive landscaping and sod

Miscellaneous:

- **3,552 Square feet of living area**
- Award-winning builder
- 10 foot ceilings first-floor 9 foot ceilings second-floor
- Personal water well
- Septic system
- Natural gas
- **highly energy efficient home, multiple energy saving features**

***Note: Some of these items may change at the discretion of the builder.**