

Features of Harmon House

- 1) Hardwood floors throughout house and ceramic tile floors in bathroom and laundry
- 2) Architectural-grade GAF Camelot 2 shingle roof (2018); 6", k-style Aluminum gutters and downspouts and leaf-logic gutter covers (2022)
- 3) Coachman CG-12 4-layer, insulated, R9.0 garage door; Chamberlain garage door opener (2022). Remotes. The door can be used with Q app to monitor/control remotely.
- 4) Louvred interior shutters in all rooms (except master bath w/remotely controlled shade) and downstairs bedroom)
- 5) Gas fireplace in living room with custom paneling/cabinetry
- 6) Ceiling fan with remote (2024) in living room
- 7) Crown molding and baseboard through house plus chair rails in main downstairs rooms
- 8) Custom cabinetry in kitchen, renovated Autumn 2024; under-counter lighting
- 9) Newport Bras faucet with sprayer at kitchen sink
- 10) Two 16 and 16 SEER.2.5-3 ton HVAC systems (condensers, air handlers, furnaces, plenums, two Nest controllers, CO2 alarms, thermostats (2018); two Aerus air scrubbers / whole house air purification system (2021); American Lights UV light cleaner,
- 11) Rinnai tankless gas water heater
- 12) R19 attic insulation, 20-Watt solar fans, attic door cover (2014)
- 13) AES 6-mil vapor barrier installed basement
- 14) Cyclo Vac HX725 central vacuum system (2022)
- 15) Security system: Pulse alarm system with cellular backup and Pulse-enabled functionality (smoke detectors, sounder) , 3 indoor and outdoor cameras, Ring doorbell, Ihub.
- 16) Wrap-around front porch with recessed lights and ceiling fan (w/remote)
- 17) Outdoor lighting (front, garage & right side) installed by Carolina Outdoor Lighting: 10 Clarolux wells and glass covers and 5 upright lights, LED bulbs , transformer sized to add lights, astronomical digital timer module
- 18) Three Baldwin Brass lanterns (porch, deck, garage door)
- 19) Pella Entry Systems, 3'-wide, inswing front door with transom and 2 side lights. Baldwin brass handle and knocker (2013)
- 20) Pella 5" Architect series, outswing French door, transom, insulated, opening to back deck (2008)
- 21) Pella Lifestyle Series double-hung windows installed in master bedroom (2021); Pella window installed in master bathroom (2021) , and Pella Lifestyle Series double-hung windows installed in downstairs bedroom and bathroom (2023)

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- 22) Master bedroom with tray ceiling and recessed lighting, large master closet with built-in shelving and master bedroom renovated in 2024 , including porcelain, free-standing bathtub with brass faucet, spacious shower (rain shower, hand-held spray, integral bench, frameless glass limestone-look porcelain tile), quartzite counter with 2 porcelain sinks, separate toilet, large framed mirrors, tiled floors with floor drain.
- 23) Upstairs laundry room with built in, overhead cabinets; 4.8 cubic foot Maytag washer and 7.4 cubic foot Maytag dryer (2019)
- 24) Large upstairs study with cabinets and window seat
- 25) Brass lantern light in double height front hall, brass ship lantern in kitchen dining nook, and Georgian-style brass chandelier in dining room; recessed lighting in most rooms. Switches, outlets upgraded 2021-2024 downstairs. Ventilation fans and fume hood upgraded in 2024.
- 26) Two upstairs bedrooms with windows and closets with built-in shelving
- 27) Upstairs hall bathroom renovated in 2024, including tiled surround for porcelain tub with glass shower doors, quartzite counter with 2 porcelain sinks, custom cabinets, separate toilet and tub room, large, framed mirrors, tiled floors.
- 28) Downstairs bedroom with closet with built-in shelving and access to guest bath room, which was renovated in 2024, including tiled surround for porcelain tub with glass shower doors, quartzite counter with a porcelain sink, custom cabinets, large, framed mirrors tiled floor.
- 29) Architect-designed landscaping characterized by maple, oak, pine, magnolia, and beech trees and by laurels, hellebores, Pieris, ferns, vinca, yews, iris, rhododendrons, and Japanese maples, with a woodland garden and a small moss garden; stepping-stone paths and stone patio lead around house, woodland paths
- 30) Large, raised deck overlooking woodland area
- 31) Irrigation system installed and maintained by Greenway Irrigation, including 3 Programs (A for spray for lawns, B and C for driplines for shrubs, trees, and other plants), rain sensor and controller
- 32) Storage of gardening equipment available in basement and under porch
- 33) HRW maintains common areas and landscaping for Bent Tree HOA
- 34) Attractive clubhouse for parties, large pool, tennis courts; raised greenway trail connecting to Falls Lake trails; walking in the neighborhood is enhanced by shady, quiet streets