

816 Ralph

Two Lane Homes

Bespoke Living



Exterior Architectural Details

- *Fiber cement siding with brick foundation accents*
- *Solid oak front door*
- *Brick front porch flooring with matching brick fascia*
- *30-year architectural dimensional shingle roof with standing-seam metal accents*
- *Concrete driveway, parking pad, and front walkway*
- *Covered rear porch with Phantom screens*
- *Stone-finished rear patio*
- *Low-voltage landscape lighting and deck puck lighting*
- *Four exterior hose bibs*
- *5" gutters with oversized 3" x 4" downspouts*



Interior Finishes

- *Custom cabinetry throughout*
- *White oak hardwood flooring (¾", mixed-width planks)*
- *Herringbone hardwood inset flooring in primary suite*
- *Piano-finish trim and doors*
- *Wood closet shelving with piano finish*
- *All interior plumbing fixtures by Kohler in brushed nickel*
- *All door hardware in brushed nickel*
- *Two-panel interior doors*
- *7" two-piece baseboards*
- *Hubbardton Forge lighting fixtures throughout*
- *Benjamin Moore interior and exterior paint*

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Gourmet Kitchen & Scullery

- Custom cabinetry with soapstone and quartz countertops
- Premium appliance package featuring:
- Wolf range and cooktop
- Sub-Zero refrigerator
- Miele dishwasher
- Microwave drawer
- Perlick beverage refrigerator at bar
- Separate scullery with:
- Under-counter ice maker
- Wine refrigerator
- Coffee center
- Stone backsplash in kitchen and scullery
- Hidden integrated ventilation system
- Stainless steel under-mount sink with brushed nickel faucet
- French doors leading to scullery
- Recessed LED lighting
- Decorative island lighting
- LED under-island accent lighting



Family Room

- Floor-to-ceiling stone fireplace with custom built-ins
- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width 3", 4", and 5" planks)
- Large-format sliding door opening to covered porch
- Recessed LED lighting
- Sonos in-ceiling rear surround speakers with front speaker pre-wire
- Stained oak stair treads

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Dining Room

- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width planks)
- Designer chandelier or hanging light fixture

Foyer

- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width planks)
- Statement hanging light fixture



Primary Suite

Bedroom

- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width planks)
- Designer Luminaire ceiling fan
- Wall-mounted bedside lighting
- Recessed LED lighting
- CAT5 wiring for television

Spa-Inspired Primary Bath

- Zero-entry walk-in shower with Schluter waterproofing system
- Rainfall, wall-mounted, and handheld shower fixtures
- Heated tile flooring
- Custom cabinetry with quartz countertops
- Illuminated shower niche
- Designer vanity lighting
- Recessed LED lighting throughout
- Custom closet cabinetry
- Timer-controlled exhaust fans

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Secondary Bedrooms

Bedroom / Office (First Floor)

- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width planks)
- Designer ceiling fan
- CAT5 television wiring

Bedrooms 3 & 4 (Second Floor)

- Plush carpet flooring
- Designer Luminaire ceiling fan
- CAT5 television wiring

Secondary Bathrooms

- Walk-in tile showers with Schluter waterproofing system
- Tile floors and walls
- Custom cabinetry
- Quartz countertops
- Recessed LED shower lighting
- Timer-controlled exhaust fans



Laundry Rooms

- Main-Level Laundry
- Brick flooring
- Custom cabinetry with center island
- Stainless steel utility sink
- Tile backsplash
- Built-in drop stations
- Second-Level Laundry
- Stackable washer/dryer connections
- Tile flooring with Schluter waterproofing system

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Media & Recreation Spaces

Media Room

- White oak hardwood flooring ($\frac{3}{4}$ ", mixed-width planks)
- Designer ceiling fan
- CAT5 television wiring

Exercise Room

- Carpet tile flooring
- Designer ceiling fan
- CAT5 television wiring

Recreation Area

- Second-floor bar featuring:
 - Perlick refrigerator
 - Sink



Outdoor Living & Entertaining

- Stone fireplace
- Tile flooring
- Electric shades
- Trex decking
- Custom L-shaped outdoor kitchen
- Outdoor grill, sink, and refrigerator
- Large outdoor ceiling fan

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Garage

- Three-car configuration (two-car plus separate single-car garage)
- DC-powered garage door openers with exterior keypads
- Finished and painted interior
- Elevated tiled dog-wash station
- Electric vehicle charging station



Technology, Comfort, Convenience

- Sonos audio system in living room and covered porch
- Security system (wireless door protection)
- Legrand Adorne designer switches and controls
- CAT5 wiring throughout designated media areas
- On-demand water heater
- Separate heat pump system for each floor
- Heated primary bath floors

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Construction & Building Standards

- Engineered construction plans included
- Building permits included
- Builder's Risk Insurance provided during construction
- Insulation package:
 - R-15 exterior walls
 - R-30/R-38 ceilings
 - Sound insulation in bathroom walls

This thoughtfully designed luxury residence combines exceptional craftsmanship, premium finishes, advanced technology, and sophisticated indoor-outdoor living spaces for an unparalleled lifestyle experience.