# Special Features

## EXTERIOR

- All stone home with Hardie Shingle accents
- 10" poured concrete foundation walls
- Stacked stone front entry with two-story cathedral ceiling
- Acadian Iron Works iron double front entry door
- Bronze colored 24 gauge standing seam metal roof accents
- 3 Copper accent finials complement roofline peak
- Custom solid cedar shutters
- Premium Jeld-Wen low-E vinyl casement windows with Better Vue screens
- Custom Clopay insulated steel/composite garage doors
- Beautifully maintained mature landscaping with custom designed stacked stone walls and columns
- Professionally designed and installed landscape lighting
- 12 zone irrigation system
- Private well and septic
- Home permitted for 5th bedroom
- Fenced backyard
- 1.84 wooded acres including mixture of hardwood and softwood trees backs up to Army Corp of Engineers property

## OUTDOOR LIVING

- Enclosed covered porch with Eze-Breeze windows, porcelain tile floor, custom cedar sliding barn doors & trim work, 2 overhead fans, stacked stone gas fireplace, built-in 36" Fire Magic Echelon Diamond gas grill and vent hood
- Multilevel, blue stone lined hardscape patios with stacked stone columns & lighting
- Walkout basement hardscape patio with overhead lighting and ceiling fan
- Custom wrought iron railings
- Heated, saltwater pool with PebbleTec pool finish, 30" vanishing edge and jetted spa. NEW low voltage underwater lights (2026), Hayward variable speed pumps (11/2025) and Hayward 400,000 BTU gas heater (10/2024)

## INTERIOR

- Full size, cable driven elevator servicing all 3 floors
- 10' and 11' ceilings throughout main and second floor. 11' ceiling in basement (unfinished)
- Vaulted ceilings on main (foyer, keeping room) and second floor (guest room)
- Multi-step crown molding
- 8' solid core paneled doors
- Wall of sliders in great room fully open to create indoor-outdoor living
- Great room has 11' coffered ceiling with built-in Mid Continent cabinetry/shelving flanking gas fireplace

- Dedicated main floor Tech closet
- Curved wet bar with seeded glass cabinetry and Sub-Zero beverage/wine refrigerator
- Dramatic curved staircase with decorative iron spindles and step lighting leads to second floor from vaulted two-story foyer
- Mannington Hand scraped/Distressed, smoked hickory hardwood flooring on main floor, second floor hallway and finished basement area
- NEW carpet in all secondary bedrooms (7/2026)
- Large second floor storage room over garage
- Formal dining room with tray ceiling and multi-step molding
- First floor office with multi-lite, hammered glass pocket doors, built-in TV nook, crown molding and overhead fan
- Decorative, paneled wall with built-in cabinetry and lighted pass-thru quartz counter top's serves as an elegant transition between the great room and kitchen/breakfast area
- Keeping room with vaulted ceiling, decorative solid cedar arched beams and corbels over looking pool and lush, private backyard landscape
- Main floor laundry and utility room with extensive cabinetry, sink, bench seating, cubbies & hooks, hidden laundry chute and granite topped desk.
- Two main floor powder rooms
- Custom pull down window blinds and drapery throughout

## KITCHEN

- Open design flows beautifully with breakfast room, keeping room and great room, creating an ideal space for entertaining and family gatherings
- Quartz countertops and tumbled marble backsplash
- Large island with sink and hands-free faucet offers ample seating and is complemented by second island with sink to support food preparation and entertaining needs
- Extensive floor to ceiling Mid Continent cabinetry with soft close doors, drawers, pull-outs and under/over cabinet lighting
- Thermador gas 4 burner with center griddle range top
- Thermador convection double wall oven
- Thermador warming drawer
- Thermador microwave
- New paneled Bosch dishwasher (9/26)
- Large Sub-Zero built in side-by-side refrigerator/freezer
- Sub-Zero built in 60 bottle wine refrigerator
- Large walk-in hidden pantry with built-in shelving, cabinetry, drawers and full size Whirlpool stainless steel refrigerator/freezer

## CLUB ROOM AND THEATRE

- 10’ and 11’ tray ceilings
- Large Club room with dedicated TV area and built-in overhead Klipsch speakers

- Wet bar with floor & wall cabinetry, wall shelving and built-in Sub-Zero beverage refrigerator
- Adjacent home theater room boasts built-in Klipsch surround sound speakers, includes subwoofer, 115" Screen Innovation Zero Edge screen with back lighting and overhead Epson 5040U 4k Enhancement projector
- Dedicated second floor Tech closet

## PRIMARY SUITE

- Decorative double-tray ceiling with ceiling fan
- Bathroom with lighted barrel ceiling and hanging crystal chandelier
- Over-sized shower with dual head shower fixtures
- Large custom-built walk-in closet with extensive cabinetry
- Large separate his & her vanities with quartz counter tops
- Jetted soaking tub

## WALK OUT BASEMENT

- 11' ceiling
- Approx 378 sqft finished area
- Approx 1481 sqft unfinished with plumbing, water lines, electrical and AV cable rough-ins completed
- Water lines for future outdoor shower in place
- Double french doors leading directly to walk-out patio and pool
- Elevator access

## SYSTEMS

- 2 HVAC systems- both with NEW built-in whole house air filtration (5/2026): NEW second floor Carrier HVAC system installed (10/2026) with ultra-violet (blue-light) air purification
- NEW Smart home, wifi enabled Ecobee thermostats (10/2026)
- Distributed audio speakers in great room, covered porch, club & theatre rooms
- Control 4 house automation for Audio/Video
- Hardwired home alarm and security system with 10 integrated LILIN CCTV cameras
- Front entry Ring doorbell camera
- Network WAP (Wireless Access Point) built-in on all 3 levels of house- extending/enhancing wireless connectivity
- Whole house water filter
- Two natural gas Rinnai high efficiency tankless water heaters