W 2890 Hollybush Drive 53147

SPECIFICATIONS

Appliances:

Exterior:
Stone along base of house,
Hardiboard shiplap siding over main floor,
Hardiboard shakes over third floor.
Driveway: Brick paver driveway.
Front and Side Stoops and patios: and deck around pool Blue stone
Gutters and down spouts: Aluminum oversized gutters and down spouts.
Soffits and fascia: Hardiboard
Sprinkler System - All grass and flower beds covered.
Yard: Sodded and professionally landscaped.

Electrical Wiring:
Ceiling fans: ceiling fans with lights on all second floor bedroom ceilings, study and family room, screened-in porch and portico overlooking pool.
Lighting: Recessed can lighting in kitchen, breakfast room, family room, bathrooms, foyer,
hallways, study and attic and basement rec. room.
Under-mounted lighting for kitchen cabinets.
Low voltage wiring: Pre wiring for l2 phone jacks and 9 cable t. v. outlets.
Service: 350 amp underground electrical service.
G. F. I. circuits in kitchen, bathrooms, laundry room, garage and exterior service outlets.
All light fixtures included.

Elevator: Arrow Lift servicing all four floors

General Construction:
Foundation: 10" concrete foundation with reinforcing bars at top and bottom of walls.
Insulation: R-38 open cell in the rafters in roof; R-21 in exterior walls; overhangs in exposed floors R-38 closed cell foam, R-38 open cell foam on garage ceiling.
Roof: GAF 30 year limited lifetime Timberline asphalt shingle pewter gray.
Warranty: One year builder's warranty on mechanical systems, leaks and cracks and nail pops in drywall, appliances warranted by manufacturer for one year. Landscaping warranted for one year. Roof warranted for 10 years.
Waterproofing in basement: Foundation walls sealed prior to back fill, down spouts tied into separate storm sewer system.

Heating and Air Conditioning and Venting:
Air conditioning: Two Carrier high efficiency air conditioners.

Furnaces: 2 Carrier 92% plus 80,000 BTU furnaces.
Attached Garage: Epoxy flooring
Humidifiers: Aprilaire fan powered 700 automatic humidifiers.
Thermostats: Honneywell G6 Electronic thermostats.
Venting: Venting to outside for dryer and range hood.
-Zoning: 5 Zones: separate heating and ac zones for: master bedroom, front bedrooms, first floor, separate zones for basement and attic
Holding Tank: 2 - 3100 gallon holding tanks with alarm
Interior:
Back splash in kitchen: Quartz
Cabinets: Custom made:
-Kitchen and butler's pantry : White shaker cabinets on main part of kitchen, white oak center island
-Bathrooms: Shaker white paneled;
Laundry room: White paneled custom,
rec. room cabinets: White oak Raised panel cabinets.
-Basement kitchen: White paneled cabinets
Ceilings heights:
First floor: 10' in front area of house, 9'8" ceiling with beams in the kitchen, family room, dining room-breakfast room area; 14' vaulted ceiling with beams in family room;
Second floor: 9' high; vaulted ceilings in master bedroom and bathroom.
Basement: 8" finished ceiling height.
Countertops: All counters to be either slate, marble or granite as installed;
Custom closets: For all bedroom closets, and kitchen pantry.
Fireplaces: Three gas log fireplaces
Family room: floor to ceiling stone hearth;
Basement rec. room: Marble surround with white oak shelf and mantle
Study: Wood mantle with marble surround;

Flooring:
All bedrooms and floor areas (excluding bathrooms): White Oak Large plank engineered wood flooring.
Laundry room and all bathrooms: Tile flooring
Front powder room and foyer: Custom tile flooring.
Second Floor:
Master bathroom: White Porcelain Tile.
Auxiliary Bathrooms: designer designed tile and porcelain
Laundry Room: Ceramic tile.
Main stairs and back stairs to attic white oak.
Garage doors: White overhead wood doors with windows above.
with safety electric eye, keyless entry system and three operators.
Hardware: Baldwin Polished Nickel finished levers door knobs.
Interior doors: Basement 7' solid core 2 panel doors, Main Floor white 8' solid core 2 panel doors 2, third floor and attic 7' solid core 2 panel doors

Paint: Trim: two coats of white oil base semi gloss over primer; Walls and ceilings: Latex paint - color per direction of Customer.
Security system: Sensors on all first floor and basement exterior doors and windows, two key pads, smoke alarm and sump alarm and one motion detector included.
Generator: 14 KW Generac generator
Staircases from first to second floor: Custom oak and poplar circular staircases.
Study: Custom paneled study with bookcases with lower cabinet units matching, wainscoting and beams on ceiling. Lightly stained white oak wood.
Trim:
-Baseboards: 7 1/4" masonite;
-Window and door casings: 3 1/2" poplar;
-Crown: 7 1/4" crown with
-Wainscoting: White painted with style and rail wainscoting in front foyer, master bathroom, first floor front powder room. upstairs foyer, and stairs
Jeldwin casement windows with thermal pane glass, aluminum extruded exterior casing, double sash locks, white hardware and screens.
Mirrors:
Mirrors for all bathroom vanities.

Media:
-6 LG Plasma TVs: 50" with surround sound and blue ray player in Family room and rec. room,
-House Sanos stereo system for kitchen- breakfast room, family room and master bathroom and bedroom and yard and pool area.

Pool:
30 x18 pool (metal walls with concrete base and vinyl liner with heater and pool filter (4 – 6 foot deep).
Plumbing:
Soaker **tub in master bathroom.**
Bathroom sinks: American Standard Ovaline white under mount sinks in master bathroom and bathrooms ## 2, 3, 4 ,5, and 6, and powder room.
Bathroom tubs: American Standard (oversized) bathroom #2.)
Exterior faucets: 3 frost proof faucets,
Shower bases: Marble tiled.
Shower doors:
Master bathroom: 1/2" glass shower door.
3/8" glass shower doors in Bathrooms ##3, 4, 5, and 6
Shower surrounds: Marble with custom inlays.
Toilets: Toto
Tub and Shower Valves: Brizio