BUILT IN 2023 BY HARRINGTON HOMES

4596 Widgeon Path

PROPERTY FEATURES



A twilight view of the residence and paver driveway

Built in 2023 by Harrington Homes, this six-bedroom residence offers nearly 5,800 square feet of living space. Character-grade red oak, custom cherry woodwork and distinctive stone selections complement premium appliances and carefully selected comfort systems.

6	5 + 1	≈5,800
BEDROOMS	FULL + HALF BATHS	SQUARE FEET OF LIVING SPACE

Approximately 4,500 square feet above grade and 1,300 finished square feet below

01 / INTERIOR FEATURES

Kitchen and bar



The kitchen island, Avalon White granite and Sub-Zero refrigeration

Avalon White granite carries across the kitchen and bar countertops and full backsplashes. The island features a decorative ogee edge, while the perimeter counters have simpler eased edges. Fireclay sinks and Moen faucets serve both the kitchen and bar.

The kitchen pairs Wolf cooking appliances with Sub-Zero refrigeration. A separate bar sink and dedicated beverage center provide a convenient place to prepare and serve drinks.

APPLIANCE SELECTIONS

Wolf and Sub-Zero

Over $34,000

IN KITCHEN APPLIANCE SELECTIONS

Sub-Zero	Sub-Zero Classic side-by-side refrigerator with stainless-steel doors and an internal water dispenser.
Wolf	Wolf 36-inch all-gas range in stainless steel.
Wolf	Wolf 30-inch microwave drawer in stainless steel.
Wolf	Wolf 36-inch chimney hood with an 800-CFM blower.
Bosch	Bosch dishwasher with concealed controls and a stainless-steel finish.
XO	XO 24-inch beverage center for separate drink storage.

02 / INTERIOR FEATURES

Woodwork and interior finishes



The study with custom cherry built-ins



The great room fireplace and stone surround

Wood floors and custom millwork

3¼-inch character-grade red oak hardwood is finished in Rosewood stain. The wood's natural grain and variation bring warmth to the interior. Oak stairs and an oak landing continue the material down to the finished lower level.

The study features custom cherry built-ins with a custom stain finish. The cabinetry provides storage and display space in the natural warmth of cherry wood.

Great room fireplace

A Heat & Glo 6000 CLX fireplace pairs a clean-face black front with greige brick refractory inside the firebox. The surround is finished in Boral Cultured Stone in Bucks County, using the Dressed Fieldstone profile. Its stone texture gives the great room a strong focal point. $2,605 upgrade for the fireplace unit.

Laundry and mudroom

The laundry has Caesarstone Airy Concrete countertops with an eased edge and a matching four-inch backsplash. A utility sink and Moen faucet provide a practical place for rinsing and cleanup.

The white GE front-load washer and electric dryer sit on 15-inch pedestals that raise the loading height. Tile flooring extends through the mudroom and both laundry areas.

03 / INTERIOR FEATURES

Bathrooms and steam bathing



Primary bathroom with Grey Nuevo vanity surfaces



The primary suite's tiled steam shower

Primary bathroom

The primary bathroom combines a heated tile floor with a custom tiled shower. Tile continues across the shower floor, walls and ceiling, with a Schluter shower system and bench and two recessed niches for toiletries.

The primary shower's Steamist system includes two units and dedicated controls for steam bathing at home. $3,569 upgrade.

A custom ⅜-inch clear-glass enclosure with two doors keeps the tilework visible, with brushed-nickel handles. The vanity features Grey Nuevo countertops, a matching four-inch quartz backsplash and Kohler sinks.

Additional bathrooms

River Fantasy Blue granite finishes the vanity tops in the first-floor full and half baths, the upstairs full bath, the Bedroom 2 bath and the lower-level bath. Matching four-inch granite backsplashes and eased edges coordinate the vanity surfaces. Granite curb caps finish three showers.

The first-floor guest and Bedroom 2 showers feature custom tilework to the ceiling and recessed Schluter niches. The upstairs guest bath has a tiled floor and tub surround to the ceiling, with a mosaic detail and recessed niche.

Basco Vinesse clear frameless glass with barn-style bypass doors and brushed-nickel hardware finishes three showers, including the lower-level bath. The guest bath with a tub has a Basco Celeste clear frameless bypass enclosure. One-piece toilets and shallow, "Wading Pool" style vanity sinks with push-close drains complete the fixture selections.

04 / INTERIOR FEATURES

Comfort and everyday living

Heating

Two 96%+ efficiency variable-speed furnaces serve the home. Variable-speed operation allows more gradual changes in airflow and supports consistent comfort throughout the home. $3,000 upgrade.

Quiet and thermal comfort

Sound-insulating batts around the study and primary suite help reduce sound transfer between spaces. Garage insulation includes R-15 batts in the walls and R-30 batts in the ceiling.

Storage and practical details

Shelving systems throughout the home give closets and storage areas an organized layout. Recessed Kohler mirrored cabinets in the primary and first-floor guest bathrooms add storage without projecting into the room.

The builder specified 320-amp electrical service. A dedicated ¾-inch gas line serves the Wolf range, with separate gas lines for the two tankless water heaters.

Hot water

Two Navien tankless water heaters provide hot water on demand. Recirculation pumps and a copper recirculation line help reduce the wait for hot water at connected fixtures. $4,910 upgrade.

Flexible living space

A first-floor bedroom suite provides an option for guests or household members who prefer a bedroom on the main level. With six bedrooms and a separate study, the home provides room for guests while keeping a dedicated space for work.

The finished lower level adds approximately 1,300 square feet of living space, including a bathroom with tile finishes, a granite vanity surface and a clear-glass shower enclosure. Oak stairs connect it to the main floor.

Unfinished bonus space above the garage is accessed from the primary walk-in closet through a fire-rated steel door.



The great room and adjoining kitchen

05 / EXTERIOR IMPROVEMENTS

Arrival and grounds



The paver driveway and landscaped arrival



Stonework, planting beds and the front entrance

A full paver driveway establishes a distinctive arrival, while the backyard brings together a heated Lagoon pool, a seven-person spa and generous spaces for outdoor dining and gathering. Specimen trees, evergreen screening and coordinated lighting give the grounds structure and character throughout the day and into the evening.

Driveway and front entrance

Approximately 3,150 square feet of pavers extend from the road to the home. Two stone-veneer entrance columns, finished to complement the house, mark the approach. Their capstones and substantial masonry construction carry the home's architectural detail into the landscape.

An approximately 89-square-foot paver walkway leads to a 115-square-foot front porch with Old York edge caps. Ten-foot-long block steps complete the transition. The driveway's specified 12-inch compacted stone base and the walkway's 8-inch base support the finished surfaces, with edging and polymer sand joints completing the installation.

Landscaping and evergreen screening

Plantings across the front, side and rear grounds combine flowering trees, shrubs and ornamental grasses. River birch, red maple, serviceberry, redbud, magnolia, paperbark maple, crabapple and weeping cherry provide varied form and seasonal interest. Hydrangeas, lilac, spirea, weigela and other shrubs add layers of color and texture.

Four 16-foot Norway spruce trees and four 8-foot hemlocks were specified for the rear screening, creating an evergreen backdrop and a sense of separation. Native boulders, irregular stepping stones, mulch and decorative gray stone give the planting areas a finished appearance.

06 / EXTERIOR IMPROVEMENTS

Pool and spa



The heated Lagoon pool and outdoor living spaces at twilight

Heated Lagoon pool

The Legacy Edition Lagoon pool, specified at 16' x 25' x 34', is paired with a 400,000-BTU Universal H-Series gas heater for water-temperature control. Its construction specifications include a 2 3/4-ounce zinc coating, 7-inch flanges, double stiffeners and triple-bent panels, along with a 28-mil liner.

Approximately 2,182 square feet of surrounding paver patio provide room for loungers and poolside gatherings. Finished coping defines the water's edge, while a 122-square-foot walkway connects the pool patio to the front side yard.

400,000 BTU Heater

HIGHEST CAPACITY RESIDENTIAL POOL HEATER AVAILABLE



The gas fire pit and covered patio after sunset

Grandee spa and gas fire pit

The Hot Spring Grandee from the Highlife Collection features open seating for up to seven adults. It adds a spacious soaking area alongside the home's pool and outdoor gathering spaces.

A separate block fire pit, coordinated with the surrounding seat walls, includes a 240,000-BTU burner connected to the home's gas supply. Its open setting offers another place to gather after swimming or dinner.

07 / EXTERIOR IMPROVEMENTS

Outdoor living

≈432 Square Feet

OF COVERED PATIO

Covered patio and gas fireplace

The covered patio provides approximately 432 square feet of sheltered outdoor space, with room for dining and lounge seating. The roof offers shade and shelter, making the space useful beyond bright, sunny afternoons.

The outdoor fireplace features the 42-inch Superior VRE3242ZENWS gas unit, rated at 45,000 BTU, with white stacked brick refractory. The substantial opening and light brick finish create an inviting focal point for cooler evenings.

Landscape lighting and fencing

A coordinated lighting plan includes 28 fixtures: 13 in the front and 15 in the rear. Column lights, uplights, path lights and under-cap fixtures highlight the entrance, trees, walkways and masonry. Separate 300-watt transformers serve the front and rear installations.

Syracuse Fence supplied 605 linear feet of 54-inch-high black aluminum fencing with four gates. The open metal profile defines the enclosed area while preserving views through the landscape, and the gates provide multiple access points.



The covered patio and gas fireplace at twilight

Masonry and supporting construction

Native limestone boulders form basement window wells and retaining walls along the side and rear grounds. Block walls, capstones and columns define the porch and fire-pit patios, with steps connecting the porch patio to the house. The proposal also includes approximately 342 square feet of pavers beneath the back porch.

Beneath the pool area's finished surfaces, approximately 100 cubic yards of stone fill, compacted in layers, and an 8-inch patio base are designed to limit settling. A concrete pool apron and a 4' x 10' equipment pad complete the supporting construction.

Approximately 169 feet of drainage piping direct water away from the pool and basement window wells toward the side yard. Fabric wrapping and clean-stone surrounds help protect the lines from silt and crushing.

08 / EXTERIOR IMPROVEMENTS

Exterior cost summary

$321,599+

TOTAL ITEMIZED EXTERIOR COSTS

IMPROVEMENT	ITEMIZED COST
Paver driveway and front entrance	$78,546
Landscape plantings and evergreen screening	$30,844
Pool patios, coping and supporting construction	$51,532
Porch patio, retaining walls and drainage	$46,530
Landscape lighting	$7,425
Gas fire pit	$4,445
Legacy Edition pool and gas heater	$33,949
Hot Spring Grandee spa	$26,499
Black aluminum fencing and four gates	$29,180
Outdoor gas fireplace	$4,249
Garage Floor Epoxy	$8,400
22' x 24' Covered Patio	Unspecified
Total itemized exterior costs	**$321,599**

Pool warranty specifications

The original pool specifications describe a lifetime transferable panel warranty and a 5/20-year liner warranty. Remaining coverage and transfer requirements should be confirmed with the pool vendor.

09 / LOWER LEVEL

Fitness center



The dedicated lower-level fitness center

Nearly 300 square feet of dedicated fitness space bring strength training and cardio into the home. An extensive equipment selection and specialized gym flooring create a practical setting for regular workouts, with the privacy and convenience of a personal fitness center.

≈300 Square Feet

OF PRIVATE FITNESS SPACE

Strength training equipment

The RFT-150 rack functional trainer anchors the room, supporting a range of resistance exercises. A Hoist seven-position bench adjusts for flat, incline and decline training, while a preacher curl attachment provides a dedicated option for arm exercises. Together, they offer flexibility for varied training routines within one room.

Spirit XE395 elliptical

A separately purchased Spirit XE395 elliptical adds a dedicated cardio option. Twenty levels of resistance and 20 levels of powered incline allow varied workout intensity, while adjustable pedal angles help tailor the fit. Handlebar controls make it easy to change settings during a workout, and the 7.5-inch backlit display keeps workout metrics in view.

Free weights and Olympic equipment

Thirteen pairs of York rubber hex dumbbells in selected weights from 10 to 100 pounds accommodate lighter accessory exercises and more demanding strength work. Chrome ergonomic handles provide a comfortable grip, and a dedicated dumbbell rack keeps the collection organized.

The equipment also includes a Northern Lights 86-inch, 44-pound Olympic bar with a 700-pound rating, an Olympic EZ curl bar, and 425 pounds of weight plates. The plate selection combines a pair of 45-pound HiTemp bumper plates with rubber grip plates in 2.5-, 5-, 10-, 25- and 45-pound sizes, allowing weight to be adjusted for different exercises.

Specialized gym flooring

Flooring designed for gym use and Olympic lifting helps absorb the impact of dropped weights and protect the underlying floor. This specialized surface supports the room's use for serious strength training as well as everyday exercise.

Fitness equipment summary

The fitness equipment represented an investment of over $10,000. The specialized flooring was an additional cost.

EQUIPMENT	QUANTITY	DETAILS
RFT-150 rack functional trainer	1	Rack functional trainer
Hoist HF-5165 bench	1	Seven positions; flat, incline and decline
Preacher curl attachment	1	Hoist HF-OPT-4000-02
Northern Lights Olympic bar	1	86 inches; 44 lb; 700 lb rating
York rubber hex dumbbells	1 pair	10 lb each
York rubber hex dumbbells	1 pair	15 lb each
York rubber hex dumbbells	1 pair	20 lb each
York rubber hex dumbbells	1 pair	25 lb each
York rubber hex dumbbells	1 pair	30 lb each
York rubber hex dumbbells	1 pair	35 lb each
York rubber hex dumbbells	1 pair	40 lb each
York rubber hex dumbbells	1 pair	45 lb each
York rubber hex dumbbells	1 pair	50 lb each
York rubber hex dumbbells	1 pair	60 lb each
York rubber hex dumbbells	1 pair	70 lb each
York rubber hex dumbbells	1 pair	80 lb each
York rubber hex dumbbells	1 pair	100 lb each
USA HEX dumbbell rack	1	Dedicated dumbbell storage
HiTemp bumper plates	2	45 lb each
USA rubber grip plates	4	45 lb each
USA rubber grip plates	4	25 lb each
USA rubber grip plates	4	10 lb each
USA rubber grip plates	2	5 lb each
USA rubber grip plates	2	2.5 lb each
Olympic EZ curl bar	1	GOZ-47
Spirit XE395 elliptical	1	Elliptical for versatile cardio training