

OCEANA

FEATURES & FINISHES



AQUARIUS
ON THE BACK SHORE
GLOUCESTER

Award Winning Exterior

- Siding:
 - Cedar shingle with solid stain
- Roof:
 - CertainTeed Landmark Premium Shingles
- Windows:
 - Marvin Ultimate double hung
 - Next Generation & Ultimate casements throughout
- Jeldwen French 15 lite doors
- Four Timbertech decks & railings
- Professionally landscaped with abundant plantings, hardscape, irrigation system & lighting
- Exterior shower with privacy enclosure
- Historic original stone pillars
- Three car garage
- Crushed seashell driveway (front only) trimmed with Belgium block
- Recessed & designer high-end luxury light fixtures

Interior

- Crown molding throughout
- Benjamin Moore & Sherwin Williams paint
- Recessed & designer high-end luxury light fixtures throughout
- Legrand "Smart Home System" automated home technology
- Decora light switches
- Security system
- Cable TV connections
- Wired for CAT VI internet
- Designer high-end luxury plumbing fixtures
- Designer high-end luxury tile
- Custom designed mirrors
- Frameless custom shower doors
- Central vacuum system
- One 4-stop residential Lyft elevator - with interior custom paneling

- Woodwork & paneling designed to be true to the architecture & design of this home
- Flooring:
 - Combination of new hardwood 3" white oak & restored hardwood fir/pine
- Fireplaces:
 - Gas insert in dining room & 2nd master bedroom
 - Original fieldstone woodburning in living room
 - Fire sprinkler protection system
- Quartz & granite countertops
- Durasupreme custom cabinetry
- Designer cabinetry hardware
- All closets
 - Custom closet design and shelving

Historically Preserved Features

- Dining room:
 - Paneling
 - China cabinet
 - Ceiling & beams
 - Window seat
- Kitchen beams
- Living room fireplace
- Stone walls

Kitchen - A True Chef's Kitchen

- Sub-Zero, Wolf, and Cove appliance package
 - 48" side-by-side refrigerator / freezer
 - Two refrigerator drawers
 - Stainless steel double wall oven
 - Stainless steel 6-burner gas cooktop
 - Vent hood
 - Paneled dishwasher
 - Microwave drawer
 - Warming drawer
- 36" Apron Front Specialty Kitchen Sink

- Insinkerator disposal with push button
- Hot water pot filler
- Durasupreme custom cabinetry
- Designer luxury tile backsplash
- Under cabinet lighting
- Two islands - one with prep sink & faucet and seating
- Electronic devices charging station

Butler's Pantry

- Sub-Zero, Wolf, and Cove appliance package
 - Wine refrigerator
 - Paneled dishwasher
- Uline wine chiller
- Wet bar
- Sink with faucet
- Insinkerator disposal with push button
- True Clear ice machine
- Durasupreme custom cabinetry
- Designer luxury tile backsplash
- Under cabinet lighting

Master Suite Walk-In Closet

- Integrity LED lighted mirror
- Durasupreme custom cabinetry
- Quartz countertops
- Custom closet design and shelving

Master Suite Bathroom

- Double vanity with porcelain undermount sinks
- Custom designed mirrors
- Quartz countertop
- Radiant heated tile floors
- 6' soaking tub
- Wall-mounted heated towel warmer

- Oversized tiled shower with:
 - One Rainhead shower head
 - One Handheld shower head
 - Two shower heads
 - Three body sprays
 - 4 Niches
- Frameless glass shower doors
- Wall mounted flat screen Smart TV

Laundry

- First floor:
 - Tiled floor - 48" sink
 - Durasupreme custom cabinetry - Granite countertop
 - Gas and/or electric hookups (washer / dryer not included)
- Second floor:
 - Tile floors
 - Gas and/or electric hookups (washer / dryer not included)

Utilities

- 200 amp electrical service
- Verizon or Comcast internet
- Five zones of heat and A/C:
 - Natural gas hydro-air system
 - Tankless 80 gallon hot water heater
- City water & sewer with ejector pump