



WILLIAM MEANS

4017 KAOLIN STREET

SPECIAL FEATURES

Please note this version is a more concise, consolidated list for initial prospects and buyers. The full list is readily available upon request.

INTERIOR GENERAL

- Paint: Benjamin Moore Aura, matte finish. Colors: Chantilly Lace (white), Onyx (black)
- Flooring: Casoria by Villagio Engineered Hardwood, UV lacquered, chevron cut
- Nature Wall slat panels for sound absorption: oak wood veneer with black felt backing
- Painted wood wall treatments
- Designer fixtures, finishes & lighting

EXTERIOR GENERAL

- Siding: James Hardie Fiber Cement Board & Batten, painted Chantilly Lace (Benjamin Moore)
- Privacy/wind screening, pergola, railings, trellis, gates: Knotwood (wood-grain-effect aluminum, maintenance free & highly durable). The Knotwood is an aircraft grade aluminum with a specialized sublimation process to appear as a natural wood grain.
- Doors/Windows: hurricane impact-rated
- Garage entry doors: fire-rated (20-minute minimum), self-closing
- Metal Roof
- Outdoor Polished marble flooring and steps (non slip)
- Self draining flower planters
- Outdoor Shower
- Dog wash area

SCREENED-IN PORCH

- No-see-ums level screen strong enough to withstand small dogs

STAIRS

- White Oak

FIREPLACE (MAIN HOUSE)

- Heat & Glo brand

KITCHEN

- Countertops: Silestone Quartz, “Et Noir” (black/white veining) and “Et Dor” (white/gold veining)
- Two level kitchen island with seating for up to 8 with a waterfall edge
- Cabinets: lined in white oak; sides finished with quartz slabs
- Refrigerator/Freezer: Thermador column, 30” each, smart/push-to-open technology
- Range: Bertazzoni 48” Gas Range, 6 burners with wok burner and griddle
- Range hood: Thermador, custom cover
- Dishwasher: Thermador smart dishwasher
- European 12-foot pass through window with outdoor bar seating
 - Ice machine, beverage center and trash pull-out at sink by pass through window
- Toe Kick lighting throughout

BUTLER’S PANTRY

- Refrigerator: TRUE Brand, American made, commercial grade
- Equipped with dishwasher and microwave drawer with hidden control panel
- Countertop: waterfall quartz edge
- Dog water station located around the corner

PRIMARY BEDROOM

- Hearth: True Terrazzo, “Paradiso Gray”
- Wall features: Moss tile and oak wood slat paneling
- Leads directly to a covered outdoor porch area
- Ridge and cross beam vaulted ceiling

FOR ADDITIONAL INFORMATION:

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SPECIAL FEATURES

PRIMARY BATHROOM

- Vanity: Black Marquina Marble
- Walls/shower/flooring: Bianco Venato marble
- Double shower heads and one rainfall shower head
- Wet room leads directly to outdoor shower

PRIMARY WARDROBE

- Walls, shelves, drawers, cabinets, seating: Elmwood white oak

OFFICE

- Countertop: Et Noir Silestone

POWDER ROOM

- Vanity: Et Noir Quartz
- Wallpaper: Thibaut, "Hayworth Black" (screen-printed)

SECOND FLOOR

- Hall laundry tower with stackable washer/dryer

GREEN BATHROOM

- Paint: Benjamin Moore, Chrome Green
- Flooring/shower walls: Venice Universal Green Verde Mix Terrazzo
- Shower includes both a wall mount and rain head shower head

ORANGE BATHROOM

- Paint: Benjamin Moore, Hale Orange
- Flooring/shower: Cle Tile "Casablanca" (star and cross cement tile)
- Shower includes both a wall mount and rain head shower head

UPSTAIRS DEN/OFFICE

- Countertop: Et Dor Quartz
- Lower drawers: Elmwood white oak
- Built-in daybed: Elmwood white oak

DEN POWDER ROOM

- Backsplash: Et Dor Quartz
- Vanity: floating waterfall quartz

GUEST HOUSE

- Mudroom features built-in floating drawer bench seat
- Fully equipped kitchen/laundry room
- Spacious covered porch overlooking The Settlement at Ashley Hall

GUEST HOUSE BATHROOM

- Vanity tops: Charcoal Soapstone by Silestone
- Flooring/shower walls: Doci Tarrone III Blanco Terrazzo by Cle Tile

OUTDOOR FLOORING/STEPS

- Polished marble, non-slip treated

DRIVEWAY

- Concrete Tabby and oyster shell fill, artificial turf inlay

CARPORT/WALKWAYS

- Aquastorm pavers, herringbone pattern, artificial turf infill

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— SPECIAL FEATURES —

POOL/HOT TUB

- Heated, salt water chlorinated and self cleaning
- Coping: Ezarri Black Marble Zen glass mosaic
- Remotely Controlled: Pentair app (pumps, lights, heat, cleaners)

UPSTAIRS ROOFTOP DECK

- Beverage area: ice maker, refrigerator, trash drawer
- Smooth Stucco finish linear fireplace
- Added gutter to catch rain water so not to go into the pool

TURF FIREPLACE AREA

- Antimicrobial Turf: Imperial ND Artificial Spring Rye

OUTDOOR GRILL AND KITCHEN

- Countertop: polished porcelain slab
- Appliances: Blaze Appliances, marine grade (refrigerator, ice maker), grill with custom stucco hood

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