

DESIGN HIGHLIGHTS

EXTERIOR

- Siding: Montana Timber Charwood Silvertip
- Exterior Lighting: Hubbardton Forge Axis Outdoor
- Sconces (Coastal Black – Medium & Large)
- Entry Lighting: Recessed fixtures + Hubbardton Forge Axis Large Outdoor Sconces
- Mechanical Room Sconce: Modern Forms Square WS-W38610
- Fans: Big Ass Fans Haiku Caramel Bamboo Indoor with LED uplight (Black, 60")

ENTRY/GREAT ROOM

- Fireplace: Regency City Series CB72E linear fireplace
- Fireplace Surround: Plaster finish
- Fireplace Bench: Evolv Calacatta Crema Honed stone
- Wall Accent: Custom wood cladding
- Flooring: Artistic Tile Stonetalk Grey Mineral 24x24
- Lighting: James Dieter Ketta chandelier

KITCHEN

- Countertops & Backsplash: Evolv Calacatta Crema Honed stone
- Island Peninsula: Custom Walnut by Poliform
- Cabinetry: Poliform Ottone finish
- Appliances: Gaggenau 400 Series suite (ovens, steam oven, gas modules, wine cabinet)
- Faucets: Waterstone Endeavor Wheel Pulldown + Fulton Kitchen Faucet (Satin Chrome)
- Pot Filler: Waterstone Industrial Wall-Mounted Potfiller (Satin Chrome)
- Sinks: SiOStone Granite Apron-Front & Dual-Mount Bar/Prep Sink (White)
- Lighting: Lasvit Linear Pendant Lights

BAR/WINE CELLAR

- Countertops: Evolv Calacatta Crema Honed Backsplash: Architectural Glass Antique Mirror Bianco Fumé

- Cabinetry: Kirk Brown stain-grade base cabinets, steel/glass shelving
- Flooring: Artistic Tile Ali Budd Opia WJ Mosaic Nero Honed
- Fixtures: Waterworks Regulator Bar Faucet (Chrome)
- Wine Cellar Cabinetry: Jeff Menchaca custom stain-grade white oak

FAMILY ROOM

- Fireplace: Regency CV60E-NG
- Surround: Evolv Soapstone
- Flooring: Monarch Manor Collection Winslow hardwood

PRIMARY SUITE

- Fireplace: Regency CV50E-NG
- Surround: Evolv Soapstone
- Lighting: Hilliard Sophia Chandelier (Antique Bronze, Frosted Clear Glass – 3 Pendants)
- Hardware: Atlas Homewares Pulls (Brushed Nickel)
- Walls: Smooth plaster

PRIMARY BATH

- Lighting: Hilliard Flume Pendant + Flume Sconces (Antique Bronze)
- Plumbing Fixtures: Watermark
- Vanity Cabinetry: Kirk Brown custom millwork Countertops & Walls: Evolv Bardiglio Imperiale Honed stone
- Backsplash: Clé Lapidary Carrara Honed Mosaic
- Mirror: CB2 Audre Rectangular Mirror (36x48)
- Tub: Native Trails Avalon 72" Pearl Freestanding

JUNIOR PRIMARY BEDROOM (BED 2)

- Lighting: Loebach Halo Chandelier (42", Antique Bronze Finish)
- Flooring: Monarch Hardwood

DESIGN HIGHLIGHTS

JUNIOR PRIMARY BATH

- Lighting: Hudson Valley Elmont 2-Light Bath Sconces (Old Bronze)
- Countertops: Evolv Acqua Bianca Honed
- Backsplash: Tilebar Bianco Dolomite Stack Mosaic Honed
- Mirror: CB2 Infinity Rectangular Mirror (36x48)
- Plumbing Fixtures: Watermark

GUEST BED 3

- Lighting: Mitzi Laurent Sconce (Bronze)
- Hardware: Top Knobs Allendale Knobs (Ash Gray)

GUEST BATH 3

- Lighting: Allied Maker Alabaster Eclipse Sconce (Maker Black, 10")
- Finishes: Stone tile + Evolv Trambisera Honed countertops
- Hardware: Colonial Bronze Centered Relief Pulls (Distressed Black)
- Mirror: Rejuvenation Rounded Rectangle Mirror (30x42)
- Plumbing Fixtures: Watermark

GUEST BED 4

- Lighting: Tigermoth Light Sconces (Bronze Finish)
- Hardware: Atlas Homewares Pulls (Brushed Nickel)

GUEST BATH 4

- Lighting: Urban Electric Company Lucknam Sconce (Zinc)
- Finishes: Stone tile + Evolv Statuarretto Polished countertops
- Cabinetry: Kirk Brown Custom Walnut
- Shower Tile: Clé Zellige Tempered Steel 4x4
- Plumbing Fixtures: Watermark
- Mirror: CB2 Audra Arched Wall Mirror

GUEST HOUSE

- Countertops & Backsplash: Evolv Allure Honed
- Cabinetry: Kirk Brown – Stain-grade uppers, Paint-grade base

- Flooring: Hardwood (main house spec)
- Lighting: Apparatus Tassel Pendant (Blackened Brass)
- Ceiling Fan: Big Ass Fans Haiku Caramel Bamboo Indoor with LED uplight (Black, 60")
- Fixtures: Watermark Matte Black Suite
- Sink: Toto LT542G (White)
- Toilet: Kohler Eir Smart One-Piece Dual-Flush
- Shower: Watermark 8" Wall-Mounted
- Showerhead with 14" Arm (Matte Black)
- Shower Tile: Clé Carrara 12x24 walls, Dulcet Scarpa Omega Black floor tile
- Mirror: Pottery Barn Blake Rectangular Mirror (Matte Black, 30x42)

LOGGIA/OUTDOOR KITCHEN

- Fireplace: Valor H6 Outdoor Fireplace
- Countertops: Honed Soapstone
- Fans: Big Ass Fans Haiku Caramel Bamboo Indoor Ceiling Fan (LED uplight, Black 60")
- Plumbing: Kohler Sink + Brizo Luxe Steel Faucet
- Appliances: Kalamazoo Hybrid Fire Grill, Wok Power Cooktop Cabinet, Ice Maker and Refrigerator, True Refrigeration Refrigerator, Fisher Paykel Dishwasher, and Perlick Beer Tap Station

MECHANICAL/GENERAL

- Heating: Radiant Warm Floors throughout + Zoned AC
- Flooring: Monarch Manor Collection Winslow hardwood throughout
- Baldwin Hardware throughout

INFRASTRUCTURE

- Well: 100+/- gpm
- Water Filtration system
- Engineered Septic
- Fiber Optic Internet
- Conditioned crawl space