

**140 White Church Rd. Custom Features**

<b>Area</b>	<b>Notable Features</b>
<b>Breezeway</b>	Dog door to fenced in yard
	Stained glass window
	fan
	Access to garage, house, back yard, and front.
<b>Coat room</b>	Built in storage with ambrosia maple storage bench.
	coat closet
<b>Kitchen</b>	induction cooktop
	cherry cabinets
	granite composite sink
	large pantry with extra refridgerator and stand-up freezer
	fridge with icemaker and water
	wine fridge
<b>Dining/Living</b>	Artist made wooden chandelier
	soaring rusted steel ceilings
	sliding doors to exterior
	Minka Air Fan
	Morso Scandinavian Woodstove (with well seasoned wood included in exterior shed)
<b>Hallway</b>	Built in desk with ambroasia maple top, wired for additional lighting
	expansive maple bookshelves along entire hall
	Large linen closet and seasonal storage above
<b>2 standard bedrooms</b>	Sliding barn doors
<b>Family room/Den</b>	French sliding barn doors
<b>Laundry Room/Family Closet</b>	Stacking washer and dryer
	built in cherry and maple drawers and shelves
	wired for vanity lighting
	three large closets with shelves
<b>Bathroom</b>	tile shower with stone accents and rainfall showerhead
	cherry cabinet with custom ambrosia maple vanity top.
	humidity sensing automatic fan

<b>Master bedroom</b>	Door to the exterior
	ensuite
	soaring ceilings & windows
	remote control blinds
<b>Master Bath</b>	Humidity sensing automatic fan
	chandelier & dimmable LEDs
	ambrosia maple vanity top
	Cherry cabinets
	low flow, dual flush toilet
	tile shower with stone accent and rainfall showerhead
	free standing soaker tub with picture window
<b>Garage</b>	door opener
	storage shelving included
<b>Mechanical</b>	Radiant heat throughout
	Geothermal system for both heat and central air. Between geothermal and solar, NYSEG bill is a \$21/month connection fee.
	Solar panels
	Water softening system
	Underground utilities
	LED recessed lighting throughout
<b>Insulation &amp; Envelope</b>	House built with SIP panels
	Triple pane windows with live edge larch sills
	Metal roof
	Cement board siding
	Corrugated steel soffits
<b>Exterior</b>	Vegetable, herb, and perennial gardens with local stone landscaping
	Gravel circular fire area
	4 person hot tub
	Italian wood fired pizza oven
	Wood storage shed, with wood
	School bus shelter with trash and recycling storage, perfect for package deliveries
	Bird boxes, frequented by swallows and bluebirds

	Apiary
	wildflower meadow with mown paths, bordered by berry bushes and apple trees, as well as a small forested area.
	Gated fenced in yard features gravel paths, local cobblestone and 12 raised beds for vegetable or flower gardening. Two hose connections, one with both hot and cold water.
	A large mound of Cayuga Compost garden soil/compost mix, as well as a large pile of seasoned pine mulch conveys
	Cinder block compost area
	wildlife-- foxes, deer, coyotes, rabbits, bald eagles, a variety of songbirds, and more are regularly seen
<b>Neighborhood</b>	Located in the vibrant hamlet of Brooktondale, NY, just 10 minutes from Cornell University and downtown Ithaca. Ithaca Schools. 140 White Church Road is walking distance to the Old Mill waterfall swimming hole, and the active Brooktondale Community Center which hosts everything from potlucks, markets, festivals, health and wellness activities, and summer camp. One can also walk to Brookton's Market, a local hub with live music, trivia nights, local coffee, beers, cider, wines and produce, as well as a sandwich deli. Brooktondale also has a post-office and a TCAT bus stop.