

265 Dania Drive Feature List

Exterior Features

- 3 sides brick, with brick and limestone in the front elevation
- 3 car garage with raised panel carriage doors (Steel constructed, insulated), 3 wi-fi remote controls, one keypad and 3 farmhouse shade lights above the garage doors (wood look)
- Energy efficient low "E" dual pane aluminum clad windows with interior wood jamb
- Arched front door 8'x6' metal door with clear glass per plan (arched door)
- House wrapped for energy efficiency
- 6" galvanized gutters with 4" downspouts
- Architectural roofing, limited lifetime warranty provided by manufacturer
- Front and back porch ceilings – 1x6 tongue & groove knotty spruce
- Columns for front porch (cedar 8"x 8") per plan
- Insulated Pella sliding glass doors to covered porch
- 1 Ceiling fan and 6 LED can lights on the back porch
- Can light on the front porch with 2 gas lanterns on each side of front door
- Stainless steel 42" wood burning fireplace on the back porch with wood beam mantle and brick surround

Gourmet Kitchen Features

- Custom built cabinets with hand crafted detail work & hydraulic glide drawers, cabinets to the ceiling on each side of the range and above the fridge with built in LED lights per design.
- Walk-in pantry
- \$4,000 allowance for kitchen appliances
- \$80,000 allowance for all cabinets including vanities

Interior Features

- Primary suite on main with vaulted ceiling and cedar beams
- 4 spacious bedrooms on the upper level
- 4 en suite bathrooms with shower/tub
- Primary bathroom with large shower, glass door, tiles to ceiling, stand-alone tub
- En suite laundry room with stackable washer/dryer
- Tile allowance for all bathrooms/laundry \$18,000 master shower with linear drain
- 1 48" gas burning fireplace in family room and electric fireplace in master bedroom
- Closet/pantry design by Space maker allowance \$15,000
- 10 ft. ceilings on main level or higher per design
- 9 ft. ceilings on second floor
- Foam insulation R-38 in Attic roof line and vaulted ceilings, R-13 batt insulation in walls, around all windows and doors, bottom plates, corners and all penetrations
- House undergoes a blower door and duct blasting test to validate energy efficiency.
- Engineered hardwood flooring throughout main level excluding laundry room and master bathroom, Solid ¾" hardwood flooring on second floor excluding laundry room and bathrooms allowance \$45,000.
- Staircases
- Polished nickel hardware throughout the house (Kira lever)
- Counter tops quartz or marble (\$70/sf in kitchen, on island & master bath, \$50/sf in secondary baths & laundry) allowance \$18,000
- Solid core masonite doors throughout home made by JELD-WEN (client choice of style from catalogue)
- Main level trim- all flat trim semi-gloss paint (10" baseboard, no crowns but all windows inset)
- Upstairs – all flat trim semi-gloss paint
- Mudroom complete with cabinets built-in per plan
- Cabinets in butler pantry with a wine cooler
- Elevator

Paint

- Sherwin Williams paint throughout home (2 wall colors flat and 1 trim color semi-gloss)

Secondary Bedrooms

- Wood shelving in all closets
- Hardwood in secondary bedrooms
- Wired for 4 can lights and ceiling fan/fixture

Electrical Features

- 400-amp in-ground service to the house (sufficient for pool)
- All electrical out lets per code
- Extensive recessed lighting throughout the house
- Bathroom fans, smoke alarm and carbon monoxide detectors throughout
- Cat 6 for phone or high-speed Internet in rooms
- Cable TV jacks in all bedrooms/study
- Speaker wiring in kitchen and back deck ceilings
- Security alarm system including 2 LCD keypads (DSC 8 zones)
- Digital thermostats for zoned heating & cooling, Honeywell or similar
- Lighting allowance for hanging fixtures \$30,000

Plumbing Features

- 3 outdoor watering spigots
- 1 Navien high efficiency gas water heater
- Recirculating pump for faster hot water and energy efficiency
- Plumbing fixture allowance \$18,000

Air Conditioned Units

- 3 Trane 96% hi-efficiency gas furnace with force air HVAC systems with digital thermostats (one per floor and one for master quarters)
- 3 outside compressors beside the house

Landscaping Features

- Sodded front, sides and backyard along with assorted bushes and plants per architectural design allowance \$35,000
- Irrigation system with clock for entire yard