

Estate Features: 274 Furman Farm Place / DI Park

OVERALL FEATURES

- 0.46 Acre Private Marsh View Lot
- Architecturally Designed Floor Plan
- 2016 Custom Built
- Incredible Ceiling & Millwork Details
- Solid White Oak Flooring Throughout
- Modern Gas Lanterns
- New Lighting Inside and Outside
- Wainscoting – 42" Flat Paneling: Foyer, Stairwell, Study, Kitchen, Primary Bedroom, Dining & Family
- 3 Piece Crown Moldings with 7" Cove on Main Floor
- 3 Piece Crown Moldings with 5" Cove on 2nd Floor
- Plantation Shutters Throughout
- Electrical Switches with Dimming Capability Throughout
- Navien Recirculating Tankless Hot Water Heater
- Whole House Water Filtration System
- Solar Film Added to Windows for Energy Efficiency

EXTERIOR FEATURES

- Newly Painted, Landscaped & New Fence
- Gunite Pool & Brick Fire Pit
- Encapsulated Crawlspace with Smart Vents
- Crawlspace Dehumidifier
- Hurricane Shutters and Panels
- Premium Artificial Turf in Backyard
- Architecturally Designed Landscaping
- Custom Landscape Lighting
- Wi-Fi Controlled Irrigation System
- Brick-lined Tabby Walkways and Driveway
- Blue Ice Field Stone Front Porch
- Cherokee Brick Steps, Surround, & Fireplace

CHEF'S KITCHEN

- Custom Island & Leathered Quartzite Countertops
- V-Groove Paneling on Ceiling
- 48" Wolf Gas Stove – 6 Burners & Griddle
- 30" Sub-Zero Built-In Refrigerator
- 30" Sub-Zero Built-In Freezer
- 30" Wolf Microwave Drawer
- 24" Miele Dishwasher
- Walk-in Pantry with Custom Shelving
- Porcelain Farmhouse Sink
- Unlacquered Brass Plumbing by Waterstone
- Soft Closed Drawers and Cabinets
- Foot Pedal Control for Kitchen Faucet
- Sliding Glass Door to Screen Porch & Grill Station



FOYER

- Soaring 2-Story Foyer with Beamed Ceiling
- Designer Chandelier
- Pocket Doors from Gallery to Living Room for Privacy

DEN & WINE ROOM

- Elegant Coffered Ceilings Trimmed in Crown Moldings
- Custom Walk-in Wine Room with 132 Bottle Temp. Controlled Storage and Quartzite Countertop



BAR

- 24" Sub-Zero Wine Cooler
- 24" Sub-Zero Beverage Center
- Antique Mirror Back Splash
- Rusted Barn Tin Countertop
- Wood Paneled Double Drawer Dishwasher
- Hammered Bar Sink
- Quartzite Island Countertop

DINING ROOM

- V Groove Shiplap Ceiling Paneling
- 42" Wainscoting
- Overlooks Marsh
- Designer Lighting

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POWDER ROOM

- Custom Built Vanity with Thick Marble Countertop
- Upgraded Newport Brass Polished Nickel Faucet
- Designer Wallpaper & Tin Tiled Ceiling



LIVING ROOM

- V-Groove Shiplap Paneling on Ceiling
- Oversized Designer Chandelier
- Custom Reclaimed Wood Mantle & Gas Logs
- Frame TV

MUDROOM

- 3 Stop Elevator (Garage up to 2nd Floor)
- Sitting Bench
- Large Coat Closet
- Extra Storage Cabinetry

LAUNDRY ROOM

- Remodeled with Custom Cabinetry
- Porcelain Sink
- Built-in Refrigerator

PRIMARY BEDROOM (First Floor)

- Dual Walk-in Closets with Custom Built-ins
- Vaulted Ceiling with V-Groove Shiplap Paneling
- Custom Wood Shelving & Drawers in All Closets
- Additional Shoe Closet
- Custom Designed Wall Cabinetry

PRIMARY BATHROOM

- Glassless Shower & Clawfoot Tub
- Dual Vanities with Waterfall Countertops
- Soft Close Custom Cabinetry
- Private Water Closet
- Shoe Closet

BILLIARDS / 6TH BEDROOM

- 42" Wainscoting
- Jack & Jill Access to Bathroom

EXERCISE ROOM

- Mirrored Wall
- Rubberized Flooring
- Storage Closet

LAUNDRY ROOM #2

- Convenient Upstairs Laundry Room for Full Size Units
- Additional Cabinetry for Storage

SCREENED PORCH

- 36" Natural Gas Outdoor Wolf Grill with Granite Slab
- Wood Burning Fireplace with Gas Start
- Metal Bishop Arch & Brick Chimney
- Stained Bead Board Ceiling with Can Lighting & Fans
- Tongue and Groove Flooring
- ScreenEze Screening
- Enclosed Porch Skirting vs. Spindles
- Security via Lock and Key Stainless Screen Porch Door



GARAGES

- Epoxied Floors & Washable Indoor/Outdoor Stair Runner
- Insulated & Hurricane Rated Garage Doors
- Battery Backup on Garage Doors at Main House
- 4 Total Bays (One for RV and All Extra Wide and Deep for Large Cars, Trucks or Boats)

SECURITY

- Security System with 4 Exterior Cameras
- Humidity, Temperature, Door, and Motion Sensors
- Surge Protection on Electrical Panels, HVAC Condensers, and Air Handlers

GUEST HOUSE / 7TH BEDROOM

- Kitchen With Dishwasher, Refrigerator, Bosch Range
- Private Bedroom, Ensuite Bathroom, Laundry Room
- Separate Living Room
- 40 Gallon Hot Water Heater
- Low Maintenance Composite Stair Treads & Railing Slats