



295 Karen Drive

Luxury New Construction — Specification Sheet

EXTERIOR FEATURES

- ◆ Three side cedar shake siding
- ◆ Stacked stone exterior accents
- ◆ Three car garage with optional fourth garage bay
- ◆ Premium wood clad aluminum casement windows by Lincoln
- ◆ Large arched windows in guest suite, guest suite sitting area, and bonus room
- ◆ House wrapped for energy efficiency
- ◆ Rain shield installed to protect cedar from moisture damage, mold and wood rot
- ◆ 6" gutters with downspouts
- ◆ Architectural roofing, limited lifetime warranty provided by manufacturer
- ◆ Knotty pine tongue and groove soffits
- ◆ Metal arched front door with glass panes
- ◆ Four panel sliding glass doors to access courtyard from owner's suite, dining room, living room, and cabana
- ◆ Stone fireplace in courtyard
- ◆ 4 gas lanterns on the front façade

INTERIOR FEATURES

- ◆ Main floor primary suite with wet room and four panel glass sliders to access the courtyard and pool
- ◆ Four large bedrooms on upper level
- ◆ Four ensuite bathrooms – three with tiled showers and one with a tiled tub and shower combo
- ◆ Fireplace in dining room
- ◆ 12 ft ceilings on main level and 10 ft ceilings on upper level
- ◆ Spray foam insulation
- ◆ 7 ½ inch wide engineered wood plank flooring on main level and upstairs
- ◆ \$75,000 primary bedroom custom closet allowance with stackable washer and dryer
- ◆ \$15,000 cabinet hardware allowance
- ◆ Quartz countertops throughout kitchen, scullery and bathrooms
- ◆ Solid core doors
- ◆ Mudroom with built in storage
- ◆ Laundry room with custom cabinets and apron sink
- ◆ Elevator shaft roughed in for future installation



GOURMET KITCHEN FEATURES

- ◆ Custom built shaker cabinets in kitchen and scullery
- ◆ \$50,000 appliance allowance for kitchen and scullery
- ◆ Island with dual dishwashers and trash pull-out cabinets
- ◆ Scullery and pantry with apron sink

BATHROOM FEATURES

- ◆ Primary and guest suite equipped with dual vanities
- ◆ Primary wet room with floor to barrel vault, floor to ceiling tile, rain showerhead, and freestanding tub
- ◆ Custom vanities in primary bathroom and powder room

SECONDARY BEDROOM FEATURES

- ◆ Large bedrooms with ensuite bathrooms and walk in closets
- ◆ Designer light fixtures

ELECTRICAL FEATURES

- ◆ Designer light fixtures throughout
- ◆ Cat5 high speed internet wiring
- ◆ 400-amp service to the house
- ◆ Bathroom fans, smoke alarms, and carbon monoxide detectors
- ◆ Pre-wiring for security system and whole house speaker system
- ◆ Trane digital Wi-Fi thermostats for zoned heating and cooling control

PLUMBING FEATURES

- ◆ Four outdoor spigots
- ◆ Tankless water heater with recirculating pump for faster hot water and energy efficiency
- ◆ Chair height, soft-close and elongated toilets



AIR CONDITIONING UNITS

- ◆ 3 Trane XR17 95% Two-Stage Furnace 17 Multi-Stage SEER 2 AC
- ◆ Daikin 2 Head Mini-Split