ARMONT
WHERE LUXURY MEETS LEGACY

THE CUENY TEAM
REAL ESTATE PARTNERS

4180 Ashwoody Trail Specification Sheet

Exterior Features

- 3 sides brick with board & batten back side
- 3 car garage with raised panel carriage doors (Steel constructed, insulated), 3 wi-fi remote controls, one keypad
- Energy efficient low "E" dual pane aluminum clad windows with interior wood jamb Pella casement
- Front door 8'x6' metal door with clear glass per plan
- House wrapped for energy efficiency
- 6" galvanized gutters with 4" downspouts
- Architectural roofing, limited lifetime warranty provided by manufacturer
- Vaulted back porch ceilings – 1x6 tongue & groove knotty spruce, stained w/ 4 cedar columns
- Insulated Pella sliding glass doors to covered porch
- 6 LED can lights on the back porch & ceiling fan
- Can light on the front porch with 2 gas lanterns on each side
- Stainless steel 42" wood burning fireplace on the back porch with wood beam mantle and brick surround
- Driveway and motorcourt with apron at entrance and pavers

Gourmet Kitchen Features

- Custom built cabinets with hand crafted detail work & hydraulic glide drawers, cabinets to the ceiling in kitchen & scullery with built in LED lights per design and under toe lighting

Interior Features

- Primary suite on main with vaulted ceiling and cedar beams
- 4 spacious bedrooms on the upper level
- 4 en suite bathrooms with 3 showers & 1 tub
- Primary bathroom with large shower, glass door, tiles to ceiling, stand-alone tub
- 1 48" gas burning fireplace in family room
- Closet/pantry design by Space maker allowance $15,000
- 10 ft. ceilings on main level
- 9 ft. ceilings on second floor | 2 vaulted bedrooms
- Foam insulation R-38 in Attic roof line and vaulted ceilings, 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 excluding laundry room and master bathroom
- Staircases - solid oak newels & metal spindles
- Polished nickel hardware throughout the main level (Kira lever) & polished chrome upstairs
- Counter tops quartzite, quartz, and marble
- Solid core masonite doors throughout home made by JELD-WEN
- Main level trim- all flat trim semi-gloss paint (10" baseboard, cove crowns but all windows inset)
- Upstairs – all flat trim semi-gloss paint
- Cabinets in butler pantry with a wine cooler
- Hardware allowance $5,000

Paint

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

Secondary Bedrooms

- Wood shelving in all closets
- 4 can lights and ceiling fan/fixture

Electrical Features

- 400-amp in-ground service to the house
- Bathroom fans, smoke alarm and carbon monoxide detectors
- Cat 6 for phone or high-speed Internet in rooms
- Security alarm system including 2 LCD keypads (DSC 8 zones)
- Digital thermostats for zoned heating & cooling

Plumbing Features

- 3 outdoor watering spigots
- 1 Navian tankless water heater
- Recirculating pump for faster hot water and energy efficiency

Air Conditioned Units

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

Landscaping Features

- Irrigation system with clock for entire yard