

House Features

The house has an abundance of features which provide benefits for all the family. The following is a detailed list.

Kitchen

1. Electrolux 36", 5 element, induction cooktop, which is arguably the best cooking technology available today
2. Under the cooktop are two specially designed pullout cabinets for spices, oils, etc.
3. KitchenAid Architect Series II 30" Double Wall Oven with convection and bread proofing above
4. 132 sq. ft. of granite countertops, which includes 12' of counter with overhang for optional seating
5. Large undermount Elkay SS single-bowl kitchen sink with Delta SS Pull-Down faucet and disposal
6. Round undermount Elkay SS single-bowl prep sink with Delta SS Pull-Down faucet and disposal
7. Mixer/appliance lift mechanism in island greatly simplifies baking etc.
8. Proline 42" SS professional multispeed range hood with 1200 CFM blower and halogen lights
9. Inset wall for the refrigerator so that it is nearly flush with the cabinets
10. Copious amounts of base and wall cabinet storage, mostly full extension drawers
11. Speakers in the ceiling connected to the TV in the Great Room
12. Both pendant and recessed lighting

Breakfast Room

1. Large eating area with double French doors to the patio
2. Desk area for office supplies, cookbooks, junk drawer, etc.
3. 2 pantries with adjustable shelves and sliding doors
4. Speakers in the ceiling connected to the TV in the Great Room
5. 5-light chandelier
6. Provides direct access from the Kitchen to the Formal Dining room

Laundry Room

1. Room for a washer and dryer
2. Room for a freezer
3. A large pantry with adjustable shelves and sliding doors
4. Large "laundry tub" sink with single-control pull-out faucet
5. Quite a bit of base and wall cabinet storage

Sunroom

1. Three walls full of tall double hung windows with full screens
2. A Daikin LC Series Mini-Split system for heating and cooling (18,000 Btu, 20.3 SEER)
3. Large ceiling fan/light with remote
4. 12' cove ceiling
5. Passthrough to and from the Kitchen
6. Door to the patio

Great Room

1. 18' vaulted ceiling with a spotlight shining above the fireplace mantel
2. Heat and Glo gas fireplace with multispeed blower, LED lighting and remote control inset in a rock surround with a raised hearth, topped off with an impressive wooden mantel
3. Overlooked from the second-floor landing/overlook
4. Two story windows flood the room with light and provide awesome views of the large trees in the backyard
5. A powder room is conveniently located off the Great Room
6. Surround sound speakers in the ceiling
7. Numerous plugs for lamps controlled and dimmed from a wall switch

Formal Dining Room

1. 14' tray ceiling
2. Inset in the wall for a China cabinet, hutch, etc.
3. 9-light chandelier with dimmer
4. Outside wall has a giant window with large transom above it

Foyer

1. 18' cathedral ceiling
2. Remarkable cut glass front door, sidelights, rectangular and half-circle transoms reaching 12' high
3. Large 15-light chandelier
4. Impressive right-angle wooden staircase lead to the landing/overlook above

Master Bathroom

1. 4' x 6' roll in shower with separately controlled wall and hand showers
2. Nearly 10' of cultured marble countertop with two extra-large sink bowls
3. 6' tall wall cabinet separating the two sink areas and providing additional storage
4. Large Maax "Living 7242" Jetted tub (72" x 42" x 23") in a beautiful tile surround with a step
5. "Electric" drawer for immediate access to a hair dryer, curling iron, etc.
6. Two large "His" and "Her" closets with abundant shelving and hanging storage
7. Large cushioned window seat with storage underneath
8. Two large mirrors with wooden frames that match the cabinetry
9. 10' tall ceilings throughout the Master Suite
10. You can access the Master Bathroom and closets without disturbing anyone in the Master Bedroom

Master Bedroom

1. 12' tray ceiling
2. Enough room for a king size bed and sitting area(s) and/or desk(s)
3. Ceiling fan/light with remote

Patio

1. Ready for an outdoor kitchen (Gas, electric, water, and sewer)
2. In the shade during the afternoon and evening
3. Accessible from both the Sunroom and Breakfast room

4. Large size (30' x 16') has allowed us to comfortably serve a picnic dinner to 30 guests on the patio

Second Floor

1. Impressive views from the landing/overlook down into the Great Room and Foyer
2. Two roomy bedrooms with great views of the large trees in the backyard
3. "Jack and Jill" bathroom can provide an ensuite bathroom to either bedroom
4. Large unfinished Bonus room over the garage. The Hydro Air unit for the second floor is sized to provide both heating and cooling for this room when converted.

Lot

1. Large 1.92-acre lot with large mature trees on 3 sides offering outstanding privacy and views
2. Approximately 0.6 acre is maintained, to limit maintenance, the remainder is unimproved
3. Large level fenced backyard – plenty of room for badminton, soccer, etc., or add a pool
4. Driveway large enough (50' x 30') for an official NBA 3-point line!
5. Driveway has an area where snow can be plowed to, simplifying the clearing of the driveway
6. Mature landscaping in front of the house, many have color year-round
7. Quiet neighborhood with a curbed wide street, perfect for parking on party nights

Garage

1. The garage is approximately 6 feet deeper than typical providing space for things like a lawn tractor, refrigerator, storage cabinets, snowblower, and storage for outdoor furniture during the winter
2. Automatic door opener on door into the house, perfect when your hands are full of groceries
3. 30-amp outlet for powering an RV

Miscellaneous Features

1. The home is in like-new condition since lived in by two senior citizens
2. 8'-8" ceilings in the basement
3. Two 50-gallon water heaters plumbed in parallel – never run out of hot water, even if one fails!
4. Separate Hydro Air systems for heating and cooling each floor independently
5. Luxurious National Wheel-O-Vator Destiny 3-stop residential elevator
6. All doors leading into the home are perfectly level. For example, this makes it possible to have a rolling cart to carry groceries unloaded from your car directly into the kitchen to put them away. No more climbing steps with your hands full of grocery bags.
7. Unfiltered water is available for watering at the rear of the house and near the back gate

Accessible Features

The home has a multitude of accessible features which provide significant benefits to individuals with disabilities or those who desire a home where they can age in place. These accessible features are in addition to the House Features listed in another document.

Kitchen

1. Pull-out cutting board in island prep area allows for wheelchair access underneath
2. The sink with disposal in the island prep area makes it easy to wash and dispose of ingredients without having to wheel around the kitchen
3. The location of the prep area in the island, adjacent to the refrigerator, makes it ideal for someone in a wheelchair to move food back and forth between the two areas without having to wheel around
4. Flipper doors under cooktop provide the wheelchair user easy access to pots and pans for cooking
5. In addition, the induction cooktop is lowered, which provides the wheelchair user with increased visibility to what's cooking
6. Flipper doors under sink provide convenient wheelchair access to the sink, trash baskets and dishwasher
7. The lower oven is a perfect height for a wheelchair user
8. Since most of the base cabinets have full extension drawers, it makes access to their contents much easier, especially for the contents in the lower rear of a cabinet
9. Both sinks have pull-down faucets, which makes it easy for a wheelchair user to fill a pot with water on his or her lap and then transfer it to the cooktop

Breakfast Room

1. Has level access to the patio through a French door, which also includes an accessory handle to make closing the door simpler for the wheelchair user
2. The 2 pantries have sliding doors, rather than bifold doors, making it much easier for a wheelchair user to reach to the back of the shelves

Laundry Room

1. The large pantry has sliding doors, rather than bifold doors, making it much easier for a wheelchair user to reach to the back of the shelves

Great Room

1. It's easy to quickly have a cozy fire by just clicking the remote on the Heat and Glo gas fireplace

Master Bathroom

1. 4' x 6' roll in shower with separately controlled wall and hand showers
2. Delta TempAssure shower valve keeps water temperature constant in the hand-held shower
3. Flipper doors under sink allow wheelchair access
4. Accessory cabinet provides storage for toileting supplies and also has a spray hose available

Garage

1. Automatic door opener on door into the house. This is convenient if you are in a wheelchair and have your lap and/or hands full. It also allows you to have a rolling cart to easily get groceries etc. from your car into the house.
2. A handicap converted van can be parked on the two-bay side of the garage and have plenty of room to let the ramp down to exit the vehicle

Miscellaneous Features

1. Large National Wheel-O-Vator Destiny elevator provides access to all 3 levels for everyone
2. All doors leading into the home are perfectly level with the outside
3. Most of the flooring on the main level is either hardwood or tile, which is ideal for individuals that use a wheelchair, scooter, walker, etc.
4. There are numerous 3-way and 4-way switch circuits throughout the house, which simplifies moving through the house after dark
5. All the faucets in the house have lever controls, which are ADA compliant
6. All door handles are the Kwikset Satin Nickel Avalon Door Levers, which are ADA compliant