

534 W Meadow Road

Features, Finishes, and Amenities Catalog

Features, Finishes, and Amenities

Structural/Mechanical

- **Timber Frame Home:** Hand-crafted by TIMBERBUILT, using age-old joinery techniques with hand-cut mortise and tenon connection joints.
- **Insulation:** Structural insulated panels (SIPs) for air-sealing and insulating walls and roof.
- **Windows/Doors:** Windsor Pinnacle clad black casement windows and doors.
- **Garage Doors:** Custom cedar with heavy-duty LIFTMASTER openers, vehicle transmitters, and keyless entry system.
- **Exterior:** Circle sawn, nickel gap ship lap, western red tight knot kiln dried siding, and real stone.
- **Gutters:** Custom with 4" rounded downspouts and snow melt system.
- **Roof:** Mainly 24 gauge metal with snow guards and snow melt in select locations; TruDefinition shingle accent roofs.
- **Decking:** DuxxBak Traction Decking - composite decking with dry below system.
- **Fire Sprinkler System:** Upgraded with exposed copper piping and custom trim.
- **Radon Mitigation System.**
- **Heating:** Radiant floor heating throughout the main house, lower level, and loft guest suite. HVAC ducting installed throughout the main house.
- **HVAC:** Gas forced air HVAC and humidifier for the apartment, billiard room, pub, and office.
- **Water:** Whole house reverse osmosis system.
- **WiFi:** Boosters throughout.
- **Sound Insulation:** Extra internal insulation for interior walls and ceilings.

Property/Landscaping

- **Driveway:** 12,090 sq.ft 4" asphalt driveway.
- **Forestry:** Extensive forestry surrounding the home.
- **Landscaping:** Large hydroseeded area surrounding the home; paved patio areas at the front and rear of the property; professionally landscaped flat sod area with irrigation system.
- **Retaining Wall System:** Sophisticated design.

Main Home Garage – 2 Car

- **Interior:** Insulated, drywalled, painted.
- **Heating:** Automatic heater.
- **Dog Wash Shower:** 120v, 20 AMP circuit for dog dryer.
- **Car Charger:** 220V, 50 AMP dedicated circuit.

Additional 1 Car or Toy Garage with Storage Room

- **Interior:** Insulated, drywalled, painted.
- **Heating:** Automatic heater.
- **Storage:** Reverse osmosis whole house system, water storage tanks.
- **Hardware:** EMTEK sandcast bronze door hardware.

Main Home Interior

- **Floors:** Louvre Hardwood - Delacroix French Oak 9.4" wide.
- **Hardware:** EMTEK sandcast bronze door hardware.
- **Bathrooms:** Kohler Continuous Clean (self-cleaning) toilet with quiet close seat in every bathroom.

Main Level

- **Entry & Powder Flooring:** Handmade clay tiles from Devon, England.
- **Powder Room:** Custom reclaimed wood countertop with wall mount Kohler Purist faucet and vessel sink.
- **Kitchen:** Custom cabinetry with real stone Luce Di Luna Quartzite countertops, Restoration Hardware island lighting, European antique pantry doors, extensive custom-built pantry room with butcher-block countertop and built-in microwave drawer, WOLF range with 6 burners and BRIZO pot filler, additional oven & air fryer, SUBZERO side by side built-in refrigerator/freezer, COVE panel ready dishwasher, ROHL Fireclay apron front sink with BRIZO articulating bridge faucet and Insinkerator with air switch.
- **Dining Area:** Solid beam ceiling, French hinged doors leading to covered deck.
- **Great Room:** Vaulted ceilings with exposed timber frame, Restoration Hardware Ravelle round chandelier, Heat & Glo see-through series fireplace with floor to ceiling real stone and antique solid beam mantle.
- **Primary Suite:** Custom built wood paneled library with see-through fireplace.
 - **Primary Bedroom:** Vaulted ceiling with exposed timber frame, ceiling fan, French hinged doors to deck, eastern mountain valley views.
 - **Primary Bathroom:** Custom made reclaimed solid wood barn door to bathroom, two individual ECLIPSE floating vanities with Kohler built-in lighted

medicine cabinets, Kohler Brazn vessel sinks with wall mounted BRIZO fixtures, MTI Sculpture Stone freestanding soaking tub with Brizo floor mount tub filler, Italian tile floor, Brizo multi-head shower with European glass shower doors, custom designed and built walk-in closet with heavy-duty black closet rods, laundry chute, and hidden safe.

Entry from Garage Mudroom

- **Interior Glass Wall:** Custom fabricated with lockable door.
- **Mudroom Bench:** Custom entry with hooks and storage.
- **Dog Room:** Custom built shiplap kennel spaces for two dogs with built-in storage above, exterior door.

Upstairs Loft and Bedroom Two

- **Loft Area:** Good sized with exposed beams and reclaimed oak barnwood floors.
- **Loft Bedroom:** Ensuite bathroom with stunning views down the meadow, ceiling fan.

Downstairs Lower Level

- **Floors:** Louvre Hardwood - Delacroix French Oak 9.4" wide.
- **Ceilings:** 9' high.

Family Room

- **Wet Bar:** Kohler 14 Gauge 'BRINX' sink, floating shelves, and antique mirrored glass.
- **Fireplace:** Gas.
- **Doors:** French hinged to covered patio and lawned area.
- **Barn Door:** Custom made reclaimed solid wood to powder and bedroom 5 with ensuite.

Gym

- **Floor:** Matted with window wall.
- **Glass Door:** Custom fabricated sliding barn door.
- **Sauna:** Custom built.
- **Shower:** Oversized raincan.

Bedroom Three

- **Bunk Room:** Custom built incorporating 2 queen beds, 2 twin bunks, lighting, and storage.
- **Barn Door:** Custom made reclaimed solid wood to bathroom.
- **Sink:** 3 faucet Kohler cast iron 'Brockway'.
- **Tub:** Fleurco 67" freestanding with deck mounted faucet and hand shower.
- **Water Closet**
- **Shower:** Oversized with multi heads.
- **Closet:** Wall to wall custom built with cubbies and bench.

Bedroom Four with Ensuite Bathroom

- **Closet:** Walk-in.
- **Bathroom:** Full with tub/shower, custom black framed bypass glass doors.

Bedroom Five with Ensuite Bathroom

- **Closet:** Walk-in.
- **Bathroom:** ¾ with oversized steam shower and European glass doors.

Laundry

- **Cabinetry:** Custom with utility sink.
- **Flooring:** Vintage tile.
- **Countertops:** Quartz.
- **Washer/Dryer:** On pedestals.
- **Laundry Chute:** From primary bedroom.
- **Storage Closet:** Large.

Stairway to North Wing – Home Office, Billiard Room, and Pub

- **Floors:** Reclaimed solid oak barnwood throughout.

Office

- **Floors:** Reclaimed solid oak barnwood.
- **Glass Wall:** Custom fabricated interior with lockable door.
- **Ceiling:** Vaulted with exposed timber frame.
- **Lighting:** Two chandeliers, wall task lighting.
- **Outlets:** Floor.
- **Cabinets:** Built-in with storage and undercabinet wine refrigerator.
- **Closets:** Additional storage.

Billiard Room

- **Floors:** Reclaimed solid oak barnwood.
- **Ceiling:** Vaulted with exposed timber frame.
- **Doors:** French sliding to oversized covered deck with fantastic views down the valley.

Custom Built British Pub

- **Room:** Handcrafted paneled with custom wood and glass shelving, reclaimed bar top seating 15 people.
- **Snug**
- **Closet:** Large storage.
- **Bathroom:** Pub bathroom with KOHLER cast iron 'Brockway' sink, toilet, and urinal, European tiled floor and walls.

Stairway Down to Apartment and Office/Pub Main Entrance

Apartment

- **Flooring:** LVP throughout.
- **Ceilings:** Solid beam.
- **Foyer:** Custom built-in mud bench with hanging space and storage.
- **Washer/Dryer:** Stackable.
- **Garage:** Doorway to attached single car garage with built-in storage.
- **Kitchen:** Galley with quartz countertops, GE Profile appliances, induction range, over-the-range microwave, dishwasher.
- **Dining Area:** French sliding doors leading to secluded patio area.
- **Living Room:** Ceiling fan, French sliding doors to large covered patio.
- **Barn Door:** Custom made reclaimed solid wood to primary bedroom.
 - **Primary Bedroom:** French sliding doors to covered patio, custom built-in headboard with shelf and overhead reading light, walk-in closet, ensuite bathroom with large shower, European glass door, and water closet.

Apartment Garage – 1 Car

- **Interior:** Insulated, drywalled, painted.
- **Heating:** Automatic heater.