

4 Hall Road, Chester Twp.

Building specifications & Special Features

Exterior Highlights & Finishes

- Utilities: Electric, natural gas, telephone & cable are all underground
- Septic: Approved 5 bedroom
- Water: Well – CentriPro pump
- 2.67 secluded acres of land
- Real stucco façade & siding
- Stone accents on all 4 sides
- Slate roof
- Bluestone front entry with portico and columns
- Paver front walkway
- Newly paved driveway
- Newly planted sod & professionally landscaped
- Outdoor house lighting; front, garage, side & rear areas
- Irrigation System with 16 zones
- Outdoor speakers on the deck
- Oversized composite deck with multiple entry points; family, foyer, kitchen & mudroom
- 3 dry well systems installed
- Spray foam insulation

Garage:

- 3 car garage, heated with door openers
- One garage door keypad
- Painted walls
- Insulated oversized garage doors
- Insulated walls and ceiling

Interior Highlights & Finishes

- 5 Bedrooms – 8 ½ Baths
- 3 Finished levels
- 10' ceilings on 1st & 2nd floors, approx.
- 8' Solid wood entry doors with custom accent trim wall
- Foyer & hallways layered with coffered ceilings
- Entry room chandeliers and beautiful scones in foyer & hallways
- 8' solid wood recessed paneled interior doors, custom hinges & hardware throughout
- All bedrooms with ensuite baths
- Main level powder room with chandelier
- Hardwood solid plank flooring with walnut inlays throughout main
- Gorgeous layered crown, base, custom wainscoting & decorative millwork throughout
- Two laundry rooms: 2nd floor with cabinetry and sink & 1st floor mudroom closet
- Custom designer tile in all baths, laundry & mudroom
- Oversized triple pane casement Anderson windows - Architectural series
- Floating circular wood staircase to second floor and lower level
- Custom mudroom with ample storage
- 2 fireplaces; Foyer/Family – gas assisted, Family room - gas
- Generous closet storage with custom closet systems in ALL bedrooms
- Swing door leading from kitchen eating area to formal dining room
- Counter ready media outlets
- Whole house speaker system
- Designer light fixtures throughout
- French doors leading to the deck

Presented by:



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Interior Highlights & Finishes – cont.'

Kitchen Features

- Thermador 72" Refrigerator/ Freezer French door with stainless steel finish
- Thermador Pro Grand 48" Gas Range, 2 ovens, 6 burners and griddle with stainless steel finish
- Broan commercial grade range exhaust fan
- Thermador dishwasher
- Thermador oversized microwave drawer
- Uline beverage refrigerator
- Beautiful custom cabinetry with many storage upgrades
- Two center islands
 - One with copper vegetable sink & counter seating
 - One with butcher block countertop & custom cabinet storage
- Villeroy and Boch porcelain double kitchen sink
- Undercabinet lighting
- Beautiful lighting inside glass cabinets
- Walk-in pantry with custom wood shelving
- Large breakfast area
- Comfortable sitting/ lounge area
- French doors leading to the deck

Primary Bedroom Suite Features

- Luxurious custom designed Primary Bedroom
- Tray ceiling
- Arched windows
- Enormous walk-in closet with custom shelving & center island
- Built in speakers

Primary Bathroom Features

- Vaulted Ceiling
- Marble countertops & flooring
- Claw foot soaking tub
- Oversized shower with multidirectional shower heads, glass doors
- Make-up / cosmetic area
- Separate water closet
- Built in speakers
- Chandelier & custom lighting

Lower Level Features

- Daylight lower level with egress windows
- Bedroom with ensuite bath
- 1 additional full bath with a large glass enclosed shower
- Set-up to host an office, gym, rec room and/or media room
- Plenty of storage
- Concrete poured wall foundation
- Superior wall foundation
- Concrete flooring; sealer topcoat

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Construction / Mechanicals

Plumbing

- Rheem water heater, 75 gallon
- Several hose bibs
- Pex water lines
- Ice maker line
- Water softener

Electrical

- 300 amp electrical service
- Exterior lantern lighting in the front entry
- Exterior lighting off deck & garage
- Decora rocker light switches
- GFCI & AFCI (Arc-fault) outlets & circuits throughout the house as per code

Low Voltage Systems

- Hardwired for security system
- Central vacuum with attachments
- Interconnected hardwired smoke detectors & carbon dioxide as per code

Framing

- Steel beam construction
- Plywood Exterior sheathing
- 2x6 Exterior walls

HVAC

- 4 Goodman furnaces - high efficiency heat
- 4 Goodman AC condensers – high efficiency air conditioning
- 6 Multi zone Nest programmable thermostats

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