

FEATURES OF NOTE

- Custom built by Thompson Building Group with architect Miller Nicholson in 2021
- Designed by Natalie Huzl of Heather Wolff Interiors
- 4,541 heated sq. ft.
- 5 bedrooms, 5 full bathrooms, 2 half bathrooms
- **One bedroom & full bathroom (plus add'l laundry) in separate entrance above-the-garage*
- Located on a 0.321-acre lot on a quiet, residential street in Ashbrook that's steps to Park Road Shopping Center
- Full brick exterior with timeless cedar-shake & cooper roof with cooper flashing and valleys
- Circular driveway and porte cochere lead to a detached oversized two-car garage
- Sightline Steel Door entry archway comes into the 6" shiplap foyer with two seamlessly hidden coat closets and office doors
- 10' ceilings on the first floor with 20' ceilings in the foyer/stairway and 16' vaulted ceilings in the office; 9' ceilings on the second floor
- 4" site-finished white oak flooring
- Designer lighting throughout, such as Hudson Valley and Currey & Co.

Kitchen

- Custom inset cabinetry by Hardwood Creations with polished nickel hardware
- Leathered quartzite kitchen island with quartz perimeter countertops
- Plaster hood and backsplash by Mudwerk
- KitchenAid 48" dual fuel range, cabinet-paneled JennAir 30" refrigerator & freezer columns, cabinet-paneled KitchenAid 30" warming drawer, cabinet-paneled dishwasher & cabinet-paneled Marvel wine refrigerator
- Primary suite on the first floor with two walk-in custom closets and a large ensuite bathroom with two marble-top vanities and a wet room, including a soaking tub and two showers
- Beautiful half bathroom off the great room with grasscloth wallpaper and floating marble-top vanity

- Laundry room with leathered quartzite also includes a second half bath for easy access from the kitchen or porte cochere
- Surround sound built-in speakers across the entire first floor, including outdoor covered patio
- Ensuite bathrooms and walk-in closets in every secondary bedroom
- Custom slab-panel barn door gives the option to close off second floor bonus room

Outdoor Features

- The 15.6' and 8' sliding doors open to the covered patio with expansive backyard views
- Saltwater pool by Lombardo Swimming Pools with tanning ledge, includes built-in fence (photo available)
- Thoughtfully-designed landscaping includes front-yard irrigation
- Back yard is fully turfed and includes large, upgraded plant selections around the pool
- Two in-ceiling infrared heaters on the covered patio
- Wood-burning fireplace with a gas starter
- Wired for two outdoor TVs
- Built-in 36" outdoor grill
- Fully fenced yard with automatic driveway gate
- Hot and cold water spigot on back of home

Additional Details

- Custom closets throughout
- Windsor aluminum-clad windows
- Cooper gas lanterns on front porch and in porte cochere
- CPI security system
- Waterproofed & sealed crawl space
- Spray foam insulation on attic/roof; fiberglass insulation in and on the walls
- Trane HVAC systems with ERV
- Navien tankless hot water heater with recirculation
- Bora care termite pre-treatment