

## *Exterior Detailing and Landscape*

### The Painted Lady

The outside consists of a melody of 6 Benjamin Moore paint colors to create a historical painted lady effect. This elaborate color palette was derived with historical paint consultant Robert Schweitzer author of *Bungalow Colors Exteriors*. Robert is an expert in time period paint details – he has a large original collection of paint brochures and many historical books. Robert has consulted on projects all over the United States and even some internationally. More information regarding Robert Schweitzer can be found at <http://www.arts-crafts.com/market/robs/>.

The color scheme:

Main body clapboards: HC-136 Waterbury Green  
Square Shingles: HC-130 Webster Green  
Trim: HC-3 Greenmount Silk  
Window Sashes: HC-50 Georgian Brick  
Accent 1: HC-9 Chestertown Buff  
Accent 2: 1635 Water's Edge

Note: all outside paint colors are Benjamin Moore flat latex exterior paint – the flat paint reflects more of an historical paint appearance.

### Professionally Landscaped

Refer to landscape plan

## *Interior Detailing*

### Hardware

Baldwin antique nickel doorknobs throughout with special order 4" Van Ness antique nickel hinges. In addition, all cabinetry hardware is Baldwin.

### Lights

Juno recessed lighting throughout including low voltage lights in the master bath, master bedroom and the octagon bedroom. In addition, Visual Comfort light fixtures with antique nickel finishes are throughout first floor.

### Flooring

- American Cherry hardwood 3" flooring throughout the 1<sup>st</sup> and 2<sup>nd</sup> floor and staircase.
- Multi-color slate 16x16 tile flooring for basement areas
- Honed Jerusalem Gold limestone and glass mosaic tiles for the master bath
- Octagon ceramic tiles for second floor private and kids bath
- Berber carpet for 3<sup>rd</sup> floor loft

### Fireplaces

1. Wood fireplace in the family room with Bros Blue granite surround and hearth
2. Wood fireplace in the living room with hand made high gloss cream tiles with a crackle finish for surround and hearth
3. Gas fireplace in the master bedroom

### Laundry

- 2<sup>nd</sup> floor laundry with porcelain tiled floor
- Gas and Electric dryer hookups
- Large stainless steel wash tub
- Drain in floor for any water over flow

### Exterior Craftsmanship

Master finish carpenters who did the detailing on the interior of the home performed all of the paneling work on the front of the house and on the octagon, front and rear porch areas. The brackets on the front of the home are custom made by a craftsman from Louisiana – this same craftsman made all the balusters and newel posts for the grand staircase inside the home.

The siding consists of a mixture of cedar clapboards, cedar square shingles, and cedar-scalloped shingles. In addition, all porches have mahogany decking.

### Roof

The roof shingles GAF Country Estates Premium Designer Shingles in Olde Pewter for a slate appearance– these are of the highest grade of asphalt roof shingles that GAF offers – more information can be found at the GAF website: <http://gaf.com/General/GafMain.asp?Silo=RES1&WS=GAF>

Copper was used in the valleys of the roof peaks. Rubber roof on second floor balcony.

The gutter system on the house is vinyl and all run off water goes into two underground pits placed in the front of the home. In addition, the gutter system has a gutter guard cap to keep debris out of the gutters.

### Finish Trim

- 3 piece crown molding throughout first floor
- 7" base molding first floor
- Craftsman and Windsor style window and door trim
- Wainscoting up and down staircase and foyers
- Coffered family room ceiling
- Ornamental fireplace mantels
- Bench seat in second floor foyer
- Shadow boxes and chair rail detailing in Dining Room

### Grand Staircase

The grand staircase winds from the basement level to the second floor creating an opulent affect that sparks the imagination of a child.

- 5" American cherry treads
- Custom hand milled balusters
- Custom hand milled square newel post
- Solid American cherry handrail with 90 and 60 degree fittings

### Bath Plumbing Trim

Faucets – Different styles of Grohe fixtures in all baths except powder room that has a Sigma faucet

Toilets – Different styles of TOTO toilets

Shower Trim – Grohe

Pedestals – Kohler Memoirs, Porcher, American Standard

Lavatories Kids - TOTO

### Basement Level

The basement level consists of a 2-car garage, large mudroom and storage areas, 5<sup>th</sup> bedroom, full bath, media room surround sound ready and the mechanical room. All basement flooring is consists of 16x16 multi-color slate tile that have a color enhancer, sealed and have a polyurethane satin finish

## **Gourmet Kitchen and Butler's Pantry**

### *Cabinets*

Elm custom cabinetry with inset doors - the main kitchen is comprised of white maple shaker style cabinets on the wall and island with solid cherry cabinets with b-board style doors and drawers. The hood over the stovetop is custom made onsite. The butler's pantry has complementary cherry cabinetry with the b-board style doors and drawers.

### *Cabinet Hardware*

Baldwin Antique Nickel Victorian style knobs

### *Counter Tops and Backsplash*

Granite countertops – the white wall cabinets in the kitchen are adorned with antique absolute black granite with a tasteful tile backsplash of 3'x6" white subway tile and the island and butler's pantry have Bros Blue granite.

### *Appliances*

- Thermador Professional Series 36" Cooktop with 4 star burners and griddle
- Thermador 30" stainless steel double convection/thermal oven with professional series handles
- Sub-Zero 42" Model 632 Side-By-Side stainless refrigerator *included with full price offers*
- Thermador 30" stainless steel microwave
- Thermador stainless steel dishwasher with professional handles
- Kitchen Aid Pro Line Series stainless steel trash compactor
- Marvel Beverage & Wine Refrigerator w/ clear glass door
- Broan Best PK2229 with 1100 CFM

### *Plumbing Finishes*

- Main Sink - Franke Orca ORX-110 with Grohe Stainless Steel Ladylux pullout spray and garbage disposal
- Island Prep Sink - Franke PCX 110-21 with Grohe Stainless Steel Ladylux pullout spray and garbage disposal
- Butler's Pantry - Franke CPX 110 with Grohe Classic Bar Faucet in Satin Nickel

## **Construction and Materials**

- 2 x 6 construction
- Heating – 4 American Standard forced hot air by gas units (6 zones)
- Cooling – 4 American Standard HVAC units (6 zones)
- 2 50 gallon hot water tanks - gas
- Poured concrete foundation
- Sump pump – B-Dry system with a lifetime warranty was installed at the beginning of construction as a precautionary measure – pump located in garage.
- Asphalt driveway with binder and topcoat
- Central Vacuum
- Fiberglass insulation

## **Allowances and Specifications for non-complete items (if completed allowances void)**

- \$5000 walk-in closet allowance
- 2 Solid 40" diameter steel spiral staircase systems with oak treads and matching steel balusters and rail around square openings. Balusters on stair have 4" or less space between and stair guards on back to prevent slip through (on order no changes)
- Topcoat of driveway to be completed in spring

## **Exterior Doors**

### *Front Doors*

1 3/4" thick solid Honduras Mahogany with tempered glass and Baldwin antique nickel hardware and entry system.

### *2nd Floor Balcony Door – a touch of the past*

English cottage stain glass door salvaged from England. All original paint has been stripped and door has been refurbished – both wood and stain glass. Baldwin antique nickel lock system and Van Morris antique nickel hardware.

### *1st Floor Rear Doors*

Norco French doors with standard oil rub bronze hardware

### *Garage Entry*

Standard metal door with Baldwin antique nickel lock system and Van Morris antique nickel hardware

## **Interior Doors**

**Baldwin** antique nickel doorknobs throughout with special order 4" Van Ness antique nickel hinges. Bathroom hardware has a chrome finish except powder room.

### *1st Floor Interior Doors*

8', 1 3/4" thick solid poplar doors - 5 flat horizontal panel doors for powder room and kitchen pantry, 3 flat horizontal panel doors for entry closets, French doors for butler's pantry and study

### *General Interior Doors*

6'-8", 1 3/4" thick solid poplar doors – 5 flat horizontal panel doors for entry ways and 3 flat horizontal panel doors for most closets.

### *Garage Door into Mudroom*

Fire rated standard 6-panel door

### *Mechanical Room*

Standard louver door

- Gutters with gutter guards
- Sub flooring and sheathing: 3/4" plywood
- Windows: Norco/Jeld-win 2 over 2 SDL, wood on wood
- Paint: Benjamin Moore flat latex interior walls and Benjamin Moore Satin Pervo oil base white trim. Benjamin Moore exterior flat paint.
- Plaster: smooth skim coat plaster on all ceilings and walls inside of house.
- Public water and sewer
- Security system: windows and doors LL, 1st and 2nd Floor balcony, 3 pads, siren, motion detector (Secure Pro, Boston)
- Data/Cable ready, Wi-Fi ready, Audio Master bedroom, Surround sound ready media room.

- Landscape – refer to landscape plan
- Private bath off octagon bedroom \$2900 frameless glass shower surround allowance
- Mirrors: Kid's bath - \$450, private bath - \$200, powder - \$200, and basement bath \$200
- Mahogany deck, porch and balcony to be sanded and sealed with clear sealer