



211 CARRWOOD ROAD

Features

GENERAL
 Size is 32' front and 10' deep garage, 3,227 sq. ft. 1.125" Adams crown on the windows and doors, two pane clear rail with 1 1/2" panel mullin, and solid doors.
 Windows are weatherhead package.
 Roof is TPO/Algae.
 Water Heater is 75 gallon gas high efficiency.
 Three central heating and air conditioning in Carrier brand, or equal, lower tonnage is 80% efficiency. Air conditioning is Carrier brand or equal.
 Exterior cornice is wood wood painted.
 Exterior wall finish is Brick and Stone.
 Driveway is brick pavers and asphalt.
 Landscaping consists of soil with 4" topsoil in the front with a standard plant package in the landscape of the house and around the parking area.
 Outdoor lighting along the driveway.
 Sillage locks.
 Gate is in stone.
 Swimming pool deck by Blue Water pool, includes deck.

KITCHEN
 Floor-Anaqua marble.
 Oven-Viking electric oven-convection or convection.
 Cabinet-Torquato 42" wall cabinet, wine rack.
 Refrigerator-Two Viking with bottom freezer.
 Sink-Viking or Thermador cook top.
 Countertop-Granite with edge edge.
 Side-Standard undermount.
 Faucet-Moen single lever sprayer, brushed nickel.
 Dishwasher-Miele.
 Disposal-Insudience or equal.
 Two-Three piece crown moldings or waring.
 Paint-Eggshell, semi-gloss Duane Ponton.
 Lighting-Recessed lighting package.

BREAKFAST ROOM
 Floor-Anaqua Marble Stone.
 Two-Double with four piece 10" crown molding.
 Paint-Eggshell, for Duane Ponton.

LAUNDRY ROOM 1
 Two-Double.
 Paint-Eggshell, semi-gloss Duane Ponton.

LAUNDRY ROOM 2
 Located on the 2nd floor. All connections made.

STAIRCASE
 Oak treads and risers with painted stringers. Oak railings with custom made balustrade system. Glass rail.

DINING ROOM
 Floor-4" white oak solid, stained.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Two-Upgrade (Deluxe) molding package with wood trim ceiling with molding.
 Moldings on ceiling light.
 Butler's pantry with sink, Yorktown.
 Fireplace with white marble manufactured in Italy.
 China glass shelves.

FAMILY ROOM
 Floor-4" white oak solid, stained.
 Two-Upgrade (Deluxe) molding package.
 Fireplace-42" with gas logs, marble or stone surround floor to ceiling.
 Paint-Eggshell for, beige stain. Duane Ponton.
 22" high ceiling.

FOYER
 Floor-10" Antique marble with design and medallion.
 Two-Upgrade molding package, (Deluxe 10" four piece crown molding).
 Paint-Eggshell for with beige stain.
 22" high ceiling.
 10' doors in the center ceiling.

LIVING ROOM
 Floor-4" white oak solid, stained.
 Two-Upgrade molding package, upper cabinet, hand millwork.
 Paint-Eggshell for, beige stain. Duane Ponton.
 22" high ceiling.

LIBRARY
 Floor-4" white oak solid, stained.
 Two-Upgrade molding package.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Duane-Brands-Door.
 Cabinet-Yorktown.
 Ceiling-Coffered in cherry wood.
 Walls-7' high wood panel.

MUSIC ROOM
 Floor-4" white oak solid, stained.
 Two-Upgrade molding package.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Two ceiling with two piece crown molding.
 9 windows.

POWER ROOM
 Floor-Anaqua marble.
 Two-Upgrade molding package.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Side-Kalida, Porosa.
 Faucet-Moen brushed nickel.
 Toilet-Kalida Willborn.
 Hardware-Brushed nickel.
 Mirror-Framed.
 Light-Accura or equal.

GARAGE
 Two-Standard.
 Paint-Semi-gloss Duane.
 Doors-3 doors with stained wood.
 Operaters-1 electric operators with remote.

MASTER BEDROOM
 Floor-Carpet upgraded deluxe.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Two-Upgrade molding package.
 Ceiling-Ten with recessed lights.
 Fireplace-Cor granite.
 Spring-Ready for entertainment center and wet bar.

MASTER BATH
 Walk-in-clo, Walk-in-clo for two people.
 Vanity-Moen Monticello, brushed nickel.
 Cabinet-Clara shelves.
 Toilet-Kalida Bidet and bidet.
 Floor and wall wall-Maria Annapolis with design.
 Tub-Sanwood-Marble.
 Shower-Marble with glass surround.
 Steam shower.
 Massage shower.
 Hand shower.
 Hardware-Brushed nickel.
 Paint-Semi-gloss Duane.
 Mirror-Mirror with bevel edge stain and recess light.
 Ceiling-Ten.

BEDROOMS 2, 3, 4
 Floor-Carpet upgraded deluxe.
 Paint-Eggshell for, beige stain. Duane Ponton.
 Light-Recessed.
 Ceiling-Ten.
 Vanity-Clara antique furniture.

SECOND FLOOR BATHS
 Floor-Marble.
 Shower-Marble.
 Two-Upgrade deluxe.
 Faucet-Moen Monticello, brushed nickel.
 Countertop-Granite.
 Hardware-Brushed nickel.
 Toilet-Kalida.
 Tub-White Steel.
 Mirror-Brushed edge stain or frame.

BASEMENT
 Finished basement with one bedroom, two bath and recreation room and bonus theater with entertainment ready, bar, and music room.
 Floor-Upgrade carpet and marble.
 Two-Upgrade.
 Paint-Eggshell.
 Lighting-Recessed lighting package.
 Butler-Marble.
 Shower-Marble.
 Toilet-Kalida.
 Tub-White Steel.
 Hardware-Brushed nickel.
 Faucet-4" Moen brushed nickel.
 Mirror-Mirror with bevel edge stain or framed.
 Fireplace-Cor.
 One unfinished room and one unfinished storage.

