

## ***Nob Hill Subdivision***

We offer four individually designed estate homes in the elite East Hills neighborhood of Nob Hill, off Tara Drive. These luxurious Center Hall Colonials occupy a new cul-de-sac road to be called Swan Court, devoted exclusively to these unique homes. Currently, plans call for one of these homes to be equipped with an elevator.

## ***Fine points about these exceptional residences***

- Each is a one of a kind 6000 square foot residence on a half acre lot in the prestigious Village of East Hills
- Impressive high ceiling entrance including a foyer and rear foyer
- Large rear foyer with radiant heat and a sliding door opening to the backyard
- Six bedrooms plus two study rooms
- Total of six and one half elegant bathrooms
- Graceful curved cherry staircase
- Large open living room with a fireplace
- Roomy family room with a fireplace
- Spacious eat-in kitchen with state of the art appliances and a center island
- Cherry hardwood flooring in main living areas and second floor bedrooms (3¼" wide)
- Six inch plus (6"+) base moulding and 3¼"+ casing throughout
- Versatile Laundry Room
- Two-car remote operated garage(s), as per plans
- Energy efficient four zone heating and air conditioning systems
- Energy efficient extra large casement Andersen windows
- Pre-wired for cable, telephone and computer in all living areas and bedrooms
- Hardwired smoke and carbon monoxide detectors
- Central vacuum system throughout the residence
- High hat lighting and DeCora Light switches
- Landscaping and grass as per landscaping plans
- Pre-wired alarm system
- Traditional stone and Cedar front facade

## ***The Kitchen***

- Wood custom cabinetry
- Double sink- stainless steel
- Custom center island (some with additional stainless steel sink)
- State of the art stainless steel appliances including:
  - 30" Double Wall Oven
  - 42" side by side Sub Zero refrigerator
  - 36" Viking (or equivalent) five burner cook top
  - 24" Bosch dishwasher
- Granite countertops
- Externally Vented Hood
- Radiant Heat

## ***The Bathrooms***

- Master Bath
  - Raised wood panel cabinetry
  - Natural stone and/or ceramic tile floors and walls
  - Natural stone countertops

- Two under counter lavatories
- Separate bidet and commode
- Oversized shower with Grohe fixtures (body spray and rain head)
- Whirlpool tub with jets
- Radiant Heat
  
- Powder Room
  - Includes a stylish vanity with natural stone countertop
  
- Other Bathrooms
  - Imported tile floors and walls
  - Stylish vanity
  - Large shower
  - Commode
  - Cabinetry
  - One additional bathroom with whirlpool tub with jets
  
- Kohler fixtures and faucets in all bathrooms

#### ***The Basement***

- Full unfinished basement
- Ten-foot (10') high ceilings
- Oversized windows
- Concrete window wells for basement windows
- Full bathroom

#### ***The Windows and Doors***

- Andersen windows including grills and screens throughout the first and second floors
- Designer French and/or sliding doors to the back yard
- Eight-foot interior doors on the first floor

#### ***The Flooring***

- Ceramic tile and/or natural stone in Foyer and all bathrooms, laundry room and the kitchen
- 3¼" x ¾" Cherry hardwood with border design in family and dining rooms. Cherry hardwood also in both the study rooms, maid's room and the entire second floor
- All hardwood floors finished with one coat of sealer, two coats of matte, high gloss or semi gloss Polyurethane finish

#### ***Interior Trim Detail***

- All rooms have six inch plus (6"+) base mouldings
- Three quarter inch plus (3¼"+) casing on all doors and windows
- Crown mouldings in dining, living, den, study rooms, foyer, master bedroom, and other bedrooms where applicable
- Panels and chair rail moulding as per plan
- Tastefully placed decorative columns
- One and three quarter inch (1¾") solid paneled interior doors
- Coffered ceiling and crown moulding in Dining Room

## *Heating, Air-conditioning and Plumbing*

- Natural gas boilers
- Two indirect hot water heaters
- Four HVAC zones
  - Two units located in the basement for the first floor
  - Two units located in the attic for the second floor
- Radiant heat in the kitchen, rear foyer and master bathroom
- Computerized thermostats
- Copper refrigeration pipe with ozone friendly Puron

## *The Exterior*

- Exterior decorative moulding on all windows and soffits
- Front porch with columns as per plans
- Stone and Cedar siding

## *Roof Design*

- Hip roofs
- 30 year architectural shingles

## *Other Details*

- Nine and a half foot (9½') ceilings on the first floor
- Tray and half-barrel ceilings on the second floor
- Custom Closet systems
- Laundry Room with custom cabinetry, sink and vanity
- Interior walls- one coat of prime paint, and two finished coats of flat paint
- Mouldings- semi-gloss Benjamin Moore paint in white, off-white or egg-shell
- 5/8" sheetrock throughout the residence interior
- 2x6 Douglas Fir for exterior walls
- Solid exterior sheeting
- Full house wrap to reduce air filtration
- R-19 fiberglass batt wall insulation
- R-30 fiberglass batt ceiling insulation, including basement
- Black top driveway with Belgian block borders

*Disclaimer: Please note specifications and details are subject to change without notice and are not warranted. Contact a representative for latest information.*