

## **917 Macon Place Features List**

### **Interior / Architectural / Decorative**

#### **Ceilings summary:**

Smooth ceilings; beamed, stained tongue-and-groove in family room

10' -- Foyer, living room, dining room, family room, breakfast room and kitchen

8' -- Bedrooms, bathrooms, laundry room and office/exercise

9' -- Butler's pantry

#### **Moldings summary:**

Crown moldings in all rooms (excluding closets)

Formal living room, dining room, breakfast room, kitchen and family room have 3-piece dentil crown molding; 2-piece chair rail in foyer

Wood floors have matching wood-tone shoe moldings.

Tile/marble/slate floors have painted, white shoe moldings.

#### **Flooring summary:**

Wood, marble, ceramic tile, slate (no carpet or vinyl)

#### **Countertop materials summary:**

Beech butcher block, granite, cultured marble, glass tile

#### **Lighting summary:**

All pendants/chandeliers/cable lights are dimmable.

Most under-cabinet lighting is dimmable or has multiple light level settings.

#### **Doors summary:**

All exterior doors have been replaced with new insulated doors and hardware, including outside storage closet. The one exception is the 9-light wooden French door to the deck which has a built-in doggie door.

#### **Window summary:**

All windows are either double-paned or have storm windows for insulation.

## **Room by Room Features Detail**

### **Foyer:**

16" honed marble floor tiles, laid on the diagonal

10-light antique brass crystal chandelier, with shades; 24" diameter; 18" high (not counting hanging chain); dimmable

Professional installed architectural window film on front doors for privacy

Special order Society Brass chrome front door hardware

Two single-light, frosted glass pocket doors, one leading to the hallway and one to the kitchen

Shutters

### **Hallway:**

Coat closet with three hanging rods; built-in shelving; lever handle hardware

Three up-light/down-light wall sconces

Panel for hall bath plumbing access

Pull-down stairs to attic

Enunciating Security keypad (one of two)

### **Laundry room:**

Granite countertop and backsplash; ceramic tile floor

Built-in Halogen under-cabinet lighting; dimmable from wall switch

Energy-saving decorative fluorescent overhead fixture

Exhaust fan

Deep, single bowl stainless steel laundry sink with pull-out spray faucet

High- efficiency (He) Kenmore washer/gas dryer, purchased in Sept 2002. Washer has built-in water heater and includes sanitary cycle (for killing dust mites and fighting allergies). Designer color: black. Installed on custom, waist-high (no bending over) platform with storage and water turn-off access

Kenmore Power Miser 12 50-gallon gas water heater (purchased Sept 2002)

One of the drawer-stack cabinets is on invisible casters, allowing it to be rolled out to provide additional clearance for access to water heater

### **Front bedroom:**

Frosted glass/brushed nickel pendants lights (2)

Closet with three hanging rods; built-in floor-to-ceiling shelving

15-light, frosted glass pocket door

Shutters

### **Middle bedroom:**

Flush-mounted square ceiling fixture in chrome finish

Wall-mounted 26" Sharp LCD television

Lever-handle door hardware

Faux wood blinds

### **Hall bathroom:**

American Standard jetted tub (wall panel access from adjacent room)

American Standard under-mount sink; extra depth (26") cultured marble top

Michael Graves sconces, mounted through the mirror, two lights in each (bottom two lights are built-in night-lights)

Custom vanity cabinet with rolling shelf and pull-out step built into the bottom of the cabinet

9" deep custom wall cabinet; frosted glass doors; adjustable shelving

Curved shower rod

Kohler high-rise, 1.6 gallon water-saving toilet with self-lowering lid

Ceramic tile tub surround (all the way to the ceiling) with two tiled niches; listell borders

13" ceramic floor tiles, laid on the diagonal

Recessed lighting over vanity and tub

Extra GFCI wall outlets

Panasonic exhaust fan, variable speed with a timer

Danze, special order Sonora chrome/satin nickel finish sink faucet, tub faucet/rain shower head, toilet tissue holder and two matching towel rods

Special order Lucite cabinet hardware

## **Master bedroom:**

32" wall-mounted Vizio LCD TV

Walk-in closet; built-ins; Homak, double-lock wall-mounted safe, 21" wide x 56" high

Lever-handle door hardware

Draperies/hardware

## **Master bathroom:**

Majestic cultured marble shower (walls, floor and ceiling;) 68" x 30" interior dimensions; cultured marble seat; built-in recessed shelf; recessed lighting; rain shower head

Special order Glass Depots frameless shower door and wall mirrors

Special order frosted glass vessel sink with matching glass/chrome "waterfall" faucet; two coordinating glass/chrome towel bars

Special order glass mosaic tile on countertop and backsplash; glass tile covers the entire back wall, behind the toilet

Wall-hung custom vanity cabinet (built from Ikea white lacquer cabinets); full-extension drawers; chrome legs and special order drawer hardware

WAC glass/chrome, adjustable height light pendants on either side of the sink; dimmable

Energy-saving decorative fluorescent ceiling fixture

Kohler high-rise, 1.6 gallon water saving toilet, elongated bowl with self-lowering seat

12" ceramic floor tiles, laid on the diagonal

15-light French door to the backyard, "inside the glass" type mini-blind window covering

Additional GFCI outlets mounted in wall cabinet (to keep small plug-ins and rechargeables out of sight)

Panasonic exhaust fan, variable speed with a timer

Lever-handle door hardware on both doors

## **Living room:**

Wood, recessed-panel wainscoting with rail

Fish-eye recessed lighting fixtures; dimmable

## **Dining room:**

Wood, recessed-panel wainscoting with rail

12-light polished brass chandelier with beaded shades;  
30" diameter; 36" high (not counting hanging chain); dimmable

Fish-eye recessed lighting fixtures; dimmable

Decorative ceiling medallion

## **Family room:**

Sunken family room

Modular patterned slate floor at back door

Built-in wood bookcases; approximately 7'3" high (including toe-kick) x 15'4" wide;  
Ikea wood veneer and glass/aluminum doors and stainless steel hardware

Raised hearth fireplace, 30" high x 60" wide; remote-controlled Petersen vent-free logs; fireplace remains vented so logs can be used for ambience in warmer weather; 4-light beveled glass fireplace enclosure; honed marble surround covering hearth up to the ceiling

Honed marble, 23' window seat/passive solar heat sink

Professionally installed Vista V-45 Dayview window film to save energy, reduce glare and prevent fading

Four skylights

Two Hunter ceiling fans with lights

Storage closet with 15-light frosted glass French door; built-in adjustable shelving; lever handle hardware

3-light pool table pendant fixture; dimmable

15-light French door to office/bonus rooms; lever-handle hardware

Six-light French door to outside with locking doggie door; lever-handle hardware

Match stick blinds and draperies/ hardware

## **Butler's pantry:**

Glass, single light transoms above each doorway

Magic Chef under-counter beverage/wine cooler

Kitchenaid built-in microwave with turntable

Ikea Beech butcher block countertops

Ikea white lacquer cabinets, stainless steel legs; frosted glass/aluminum cabinet doors; full extension drawers; rolling shelves; stainless steel drawer pulls

Recessed lighting fixtures

Built-in LED under-cabinet lighting with wall switch

## **Breakfast room:**

Wall-mounted 15" Sharp LCD television with glass shelf

Built-in banquette (with custom upholstered seat and loose back cushions); custom white maple wall surround

Built-in desk (Ikea beech butcher block top is 34" deep) and Ikea white lacquer drawers and horizontal wall cabinets above and stainless steel drawer pulls

Built-in LED under-cabinet lighting at the desk with wall switch

Floor-to-ceiling 42" wide pantry/closet with Ikea white lacquer doors and stainless steel cabinet hardware; recessed lighting; plant ledge

Firefarm "Broadway" pendant (designed by Adam Jackson Pollock); dimmable

Ikea cable lighting with glass fixtures; dimmable

## **Kitchen:**

Wall-mounted 42" Phillips plasma TV

Kitchenaid stainless steel Superba/Architect appliances:

- Counter-depth refrigerator, 35" wide x 72" high, custom 29" deep enclosure with plant ledge
- Built-in convection microwave, electric; touch pad controls
- Built-in 30" convection oven with cooking probe, electric; touch-pad controls
- Ceramic glass four-burner 30" cook top; one dual-size burner; additional "Melt and Hold" feature on all burners; touch pad control

Sirius stainless steel extractor hood with stainless steel chimney pipe to the ceiling (vented to the outside); two halogen lights; four speeds and timer

Miele Touchtronic 24" built-in dishwasher; six wash cycles

Ikea beech countertops (the counters that contain the two sinks are extra deep – 29")

Custom white maple backsplashes; custom white maple outlet covers; custom white maple column

Elkay stainless steel single-bowl prep sink with built-in stainless steel drain board; Blanco single lever faucet; second single lever faucet for Aguasana filtered water (under-cabinet); built-in trash can under cabinet

Ikea stainless steel double-bowl sink with built-in drain board; KWC commercial type high-arc faucet and sprayer; second single lever faucet for Aquasana filtered water (under-cabinet); disposer

Ikea white lacquer cabinets, extra tall, Numerar aluminum legs and toe banding; full-extension drawers and stainless steel drawer pulls; multiple, deep drawers for dishes/pots-and-pan; corner lazy Susan cabinet; pull-out trash and recycling center cabinet; two 15" wide x 64" pantry, one with multiple pull-out shelving; wired cabinet for cordless vacuum

Extra GFCI wall outlets

Ikea cable lighting with glass fixtures, dimmable

Energy-saving fluorescent ceiling fixtures

Built-in LED under-cabinet lighting

15-light French door; lever-handle hardware

Pre-wire for ceiling fan and second disposer at prep sink

Shutters

### **Bonus/Exercise/Office:**

Modular patterned slate flooring at outside door

"Coffered" ceiling beams

Closet with built-in shelving; energy-saving decorative fluorescent fixture

48" raised hearth brick fireplace; Petersen vent-free gas logs with remote; custom fireplace hood; fireplace remains vented so logs can be used in warmer weather for ambience

56" wide built-in bookcase

Window seat

Single light, insulated glass door to outside; lever handle hardware; "inside the glass" type mini blind window covering

Enunciating Security keypad

Shutters and draperies/hardware

## Other features

### Gutters

100% Front and rear

100% Gutter ProTech Self Cleaning gutter covers, professionally installed, lifetime warranty

All downspouts direct roof water away from the house.

### Security system

Monitored Fire, Carbon Monoxide and Alarm Panel

System details are available.

### Structured Wiring

Satellite, cable, phone, CAT-5 and TV antenna signals are distributed throughout the house.

The 8-way DirecTV attic multi-switch provides numerous HD signals for receivers & recorders.

Broadband cable modem or DSL modem internet connectivity can be distributed via CAT-5.

All bedrooms, office, family room and breakfast room desk are served with coax and CAT-5.

Both the cable and phone service wires have been replaced between the house and the street.

ATT phone wiring and CAT-5 wiring within the house support up to 4 independent phone lines.

DSL filtering occurs centrally - thus, distribution of the voice signal requires no filters at phones.

An amplified roof mounted antenna system provides free HD viewing of all local TV channels.

Family room receiver(s) can be RF modulated for viewing on other TVs throughout the house.

### Electrical

Decorator style switches and outlets are used throughout the house.

A 200 AMP Siemens load center is configured with the service disconnect main circuit breaker.

A second Siemens sub-panel can be emergency generator powered during a power outage.

Appropriate bedroom branch circuits are protected by Siemens arc fault circuit breakers.

A 50 amp service powered by the main panel is provided on the driveway for an RV hookup.

A 50 amp service powered by the sub-panel is also provided on the rear wall of the house.