

Finishes/Features Highlights

Flooring

- Main House - Homerwood Hand Scraped Hickory Flooring
<http://www.homerwood.com/collections/premium/amish-hand-scraped-and-174>
- Main House Pantry/Laundry - Inglenook Brick Tile
<http://www.inglenooktile.com/wrights-ferry.html>
- Lower Level Bedroom & Guest Suite - Virginia Mill Works Co. - 7/16" x 4-3/4" Autumn Hickory
- Stair treads (main house) – mahogany
- Carpet – Karastan

Wood Beams & Columns

- Great Room & Kitchen Columns & Beams - Reclaimed antique hand-hewn (Sylvan Brant, Lancaster, PA)
- Great Room Ceiling Beams - Pennsylvania Sawmill

Cabinetry & Tops

- Custom cabinets throughout, including Guest Suite
- Cherry and painted cabinets in Kitchen, Pantry, Laundry & Master Bath
- Soapstone tops in Kitchen, Pantry, Laundry & Master Bath
- Marble top in lower level bath

Lighting

- Upgraded lighting throughout
- Under-cabinet & accent lighting in Kitchen

Trim

- Oversized baseboard
- All trim solid poplar wood

Fireplaces

- Heat & Glo Direct Vent
- Oversized (46" wide in Great Room & 42" in lower Family Room)

Appliances: General Electric

- 36" Professional Gas Range
- Professional range exhaust hood & lights
- Combo Micro/Convection Oven
- Refrigerator with ice maker
- Wine Refrigerator
- Upgraded Dishwasher
- Upgraded Washer
- Upgraded Dryer

HVAC System

- Geothermal System (Main House) with separate zones per floor
- Mitsubishi individual HVAC units (Guest Suite)

Plumbing

- On-demand tankless propane fueled hot water heater (main house)
- Upgraded fixtures throughout
- Tile master bath shower (Carrara marble and limestone tile)

Generator

- Generac – 22KW (runs entire house and guest suite)
- Automatic transfer switch
- Runs off of propane (1,000 gallon underground tank)

Miscellaneous

- Central vacuum system in main house
- 9' ceilings throughout, including lower level and Guest Suite
- Upgraded garage doors with premium extra quiet garage doors (to not disturb Guest Suite occupants)
- 1,000 underground propane gas tank
- CATV connections throughout, including Garage
- Radon piping roughed-in under-slab and to attic space
- Propane heater in garage
- Toilet in garage
- Water & electric to barn with rough-ins for toilet
- Barn metal roof includes “Condens Stop” that prevents interior condensation

Structure & Exterior

Framing & Insulation

- Lower level walls are Insulated Concrete Forms (ICF) construction with waterproofing and drainage system
- Exterior Walls 2x6 with ½” wood sheathing and R-21 batt insulation with Low-E House wrap
- Floor Joists – Upgraded I-joists to minimize “floor bounce”
- T&G Advantech Structural Engineered sub-floor
- Attic insulation R-38 minimum
- Roof hand-framed with dimensional lumber and LVL beams at 16” O.C. vs. trusses @ 24” O.C.

Siding & Accessories

- Certainteed Monogram heavy duty .046” thick, 4” clapboard, shakes and board & batten
- “Invisivent” soffits

Stone

- Eldorado Bluffstone drystack

Windows & Patio Doors

- Andersen A-Series

Exterior Entry Doors

- Therma-Tru fiberglass

Shingles

- GAF Timberline

Gutters

- Half-round gutters with Alcoa "Leaf Relief" gutter guard

Decking and Porches

- TimberTech & AZEK