

**Details / Room by Room Specifics**

**1<sup>st</sup> FLOOR**

Entry - 6' x 5.5'

- Granite floor
- Full view storm door
- Solid brass, two tone, antique door chime
- 6" crown molding
- Plaster walls and ceiling

In addition:

- 6' x 3' closet area
  - 2' door on coat closet
  - 4 square feet of floor area

Living Room - 15' x 17.5'

- 6" crown molding
- Plaster walls and ceiling
- 8" base boards / antique brass registers
- Re-roped, true divided light windows
- 5" window trim
- Wired speaker outlets
- Commercial Olefin carpet with lifetime padding over hardwood floor
- Turn of the century, carved, stained, solid white oak, half mantle
- High end energy efficient gas fireplace
  - Outside air combustion
  - Natural appearance
  - Heats inside room air

Dining Room - 10.5' x 13.5'

- 6" crown molding
- Plaster walls and ceiling
- Dimable, antique, solid brass chandelier
- French doors to Sun room / Office
- 9" base boards / antique brass register
- Programmable thermostat
- Re-roped, true divided light window
- 5" window trim
- Solid oak hardwood floor (.75" x 2.5") / antique brass register

Kitchen -10.5' x 11'

- Great layout / open to breakfast area
- 8" base boards / solid brass register
- Gas stove
- Garbage disposal
- 3.5" birdseye maple crown molding

- Solid maple hardwood floor (.75" x 2.5")
- Plaster walls and ceiling
- Double-hung, tilt-in, true divided light windows
- 5" window trim
- Built-in microwave oven
  - Exhausts to outside
- Side by side refrigerator
  - Filtered water and ice in door
- Custom, floor to ceiling, birdseye maple, *Cabaret* cabinets (Hayward, Wisconsin)
  - [www.cabaretcabinetry.com](http://www.cabaretcabinetry.com)
  - Full extension drawers and some full extension cabinets
  - No "dead space" corner cabinet by design
  - Glass front, wine glass cabinet
  - Solid brass hardware

In addition:

- 4' x 4' casement window over double sink overlooks perennial garden
- 4' x 6' pantry area
  - Custom (matching) floor to ceiling, birdseye maple, *Cabaret* pantry cabinet
  - 7 square feet of floor area
  - Full extension shelves
- Side door entrance - 3' x 3.5' landing
  - Full view storm door

Breakfast area - 7.5' x 8'

- Double-hung, tilt-in, true divided light windows
- Built in, wired TV corner shelf
- 5" window trim
- Plaster walls and ceiling
- 8" base boards
- Solid maple hardwood floor (.75" x 2.5") / solid brass register

Powder Room - 5.5' x 3.5'

- Solid oak hardwood floor (.75" x 2.5")
- Glass block wall skylights
- Solid cherry, built in, *Cabaret* cabinet
- Corner elongated toilet
- Plaster walls and ceiling
- 8" base boards
- In-swing, 30" solid door

Sun room / Office - 7.5' x 10.5'

- Solid maple hardwood floor (.75" x 2.5") / solid brass register
- Double-hung, tilt-in, true divided light window
- Built-in, wired, speaker shelves
- 8" base boards
- Wired for two telephone lines
- Plaster walls and ceiling

Family Entrance - 6' x 6'

- Solid maple hardwood floor (.75" x 2.5") / solid brass register
- 6' sliding glass door opens to middle deck

In addition:

Middle deck - 8' x 20.5'

- Wired speaker outlets
- Stained, treated lumber
- Partially covered
- New, natural gas Weber grill

Lower deck - 10' x 18'

- Stained, treated lumber

## 2<sup>nd</sup> FLOOR

3<sup>rd</sup> Bedroom - 10.5' x 12'

- 3 double-hung, tilt-in, true divided light windows
- 5" window trim
- Plaster walls and ceiling
- 8" base boards
- Nylon carpeting over hardwood floor / antique brass register
- Solid wood mini-blinds
- Solid brass Casablanca ceiling fan

In addition:

Closet

- 2' door
- Built in shelves
- 12 square feet of floor area

Guest Bedroom - 10.5' x 14.5'

- 3 double hung tilt in / true divided light windows
- 5" window trim
- Plaster walls and ceiling
- 8" baseboards
- Nylon carpeting over hardwood floor / antique brass register
- Solid wood mini-blinds
- Solid brass Casablanca ceiling fan

In addition:

Walk-in closet

- 2' door
- Built in shelves
- 20 square feet of floor area

Guest Bathroom - 7' x 8'

- Granite floor
- Granite countertop

- Recessed can lighting
- 3.5" cherry crown molding
- double hung tilt in / true divided light window
- Plaster walls and ceiling
- Custom, cherry *Cabaret* lavatory cabinet and linen closet door
- Single sink
- Elongated toilet
- Standard bathtub with shower
  - Ceramic tile and granite walls to ceiling
  - Ceramic tile ceiling

Master Bedroom - 11' x 24' irregular

- Natural stained, antique white oak cove lighting
- 5" natural stained, antique white oak door trim
- 6" natural stained, antique white oak baseboards
- Plaster walls and ceiling
- Recessed can lighting
- Solid brass hardware
- Solid brass Casablanca ceiling fan
- Solid oak hardwood floor (.75" x 2.5") / antique and solid brass registers
- Insulated, vented skylight
- Built in reading lights over bed
- Built in, wired, speaker shelves
- Built in, wired TV corner shelf
- Walk-in Closet
  - Two 30" natural stained, antique, solid white oak doors
  - Full length mirror
  - Built in ironing board
  - Insulated fold down staircase to attic storage and whole house fan unit
  - Built in shelves / drawers
  - 46 square feet of floor area

In addition:

2<sup>nd</sup> closet - 3.5' x 4.5'

- Two 24" natural stained, antique, solid white oak doors
- Built in shelves and drawers
- 16 square feet of floor area

Master bedroom deck - 6' x 12'

- Stained, treated lumber
- 5' sliding glass door
- Wired speaker outlets

Master Bathroom - 10' x 12'

- Granite floor
- Granite countertop
- All antique, natural stained, white oak doors, trim and baseboards match Master Bedroom
- Solid brass hardware
- Insulated, vented skylight

- In-swing, 30" solid door to separate toilet area
- Dual sink
- Recessed can and under-counter lighting
- Elongated toilet
- Heat lamp
- Glass block wall skylights
- Insulated, vented skylight
- Oversized soaking bathtub with solid brass rainhead shower
  - Ceramic tile and granite walls to ceiling
  - Ceramic tile ceiling

## **FULL BASEMENT**

Finished area - 17.5' x 16'

- Wide (36") staircase
- New nylon carpeting
- Ample headroom
- Insulated glass block windows
- Natural antique barn board paneling

Unfinished area - 23' x 21'

- Built in storage shelves
- Two sump pumps / battery backup
- Energy efficient gas furnace / central A/C / hot water combo unit
- Insulated glass block windows and a vented glass block window
- Laundry area
- Walk-out bulkhead emergency exit

## **EXTERIOR**

- Located in middle of one block long, neighborhood street
- South facing, low maintenance, blooming perennial garden
- North facing, no maintenance, shade perennial garden
- Inviting decks due to east facing exposure
- Usable, relatively flat backyard
- Stained (not painted), insulated cedar shake siding
- Stained (not painted), cedar soffit
- Copper flashing
- Ice and water shield underlayment over entire roof area / 40 year architectural shingles
- Custom window trim
- Oversized gutter system
- Curved, stamped concrete walkways
- Zoned, underground sprinkler system for lawn and garden areas
- Concrete driveway
- Underground utilities
- Mature, pruned hardwood trees
- Two car detached garage off alley

