

30 hilltop Ave room by room features:

Kitchen (15' x 16'):

Dust pan central vacuum along with a central vacuum hose outlet.
Island 2' by 4'.
Pensular 3' by 7'
Tile floor with radiant floor heat.
Quartz counter tops.
GE side by side refrigerator
GE stove, microwave and dishwasher.
Schrock cabinets with 9 drawers, 23 doors and two corner cabinets with lazy Susans.
Nearly 60 square feet of counter top area.
There is crown molding on top of the cabinets.
There is indirect lighting over cabinets washing up the cathedral ceiling.
There are dimmable mini spots in the cathedral ceiling.
There is a variable speed ceiling fan.
Cathedral ceiling is 13' and ½ feet high.
There are built in nick knack shelves.
Thermostat.
There is a built in broom closet.
Track lighting.
Under counter lighting.
Large and deep double sink with pro ss disposal.
Double casement window with screens and wood blinds.
Eleven wall duplex plugs.

Breakfast Nook: (14' x 9')

Bump out bay window area.
Two cable connections with one high on wall.
Wood blinds.
Matching tile with kitchen with radiant floor heat.
Dimmable mini spots in cathedral ceiling.
Open to kitchen area
Cathedral ceiling is 13 and ½ feet high.
Awning window over bump out.
6 duplex plugs.
Variable speed ceiling fan.

Dinning room: (13 ½' x 10')

Wood looking tile floor with radiant floor heat.
Built in hutch with 3 drawers and 4 doors and lighted glass shelves.
Cathedral ceiling 13.5 feet high.
Hanging chandler.
6 wall duplex plugs.

Foyer:

Feature window.
Open to great room with matching wood floor.
Alarm control.
Display shelf over entrance area (2' by entire width of foyer) with tile floor and switchable plug.
Cathedral ceiling 22' high.
Chandelier.
Several wall sconces.
Large coat closet.
Extra wide oak stairs to second floor with 6"by 6" oak post.

Great room: (15' x 23')

Two variable speed fans.
Indirect wall lighting hidden behind seven piece custom designed trim going around entire room.
Built in natural gas fireplace with a custom built fireplace mantle.
Wood floor with radiant heat.
Thermostat.
Central vacuum hose outlet.
8 duplex plugs outlets.
27' high cathedral ceiling.
Feature windows with roman curtains.
French door to three season enclosed sun porch.

Sun porch: (12' x 13 ½')

Five large slider windows with screens.
Access to large 15' x 16' brick patio with exterior plug.
Solid wood ceiling.
Variable speed ceiling fan with light.
Composite flooring.
Full foundation around entire porch.
Crown molding.

Media Room: (15' x 18')

14 ceiling lights.
9' ceiling.
Tile floor with radiant floor heat.
Thermostat.
11 wall duplex plug and 8 floor plugs.
Interior walls insulated for sound reduction.

Library: (12'x 16')

9' ceiling
Bump out at front.
French doors.
Wood floor with radiant heat.
Thermostat.
7 duplex plug outlets.
Honey cone blinds with curtains.
Over head light.

1st floor laundry:

GE washer and natural gas dryer.
Built in wire shelving.
Tile floor.
Next to large closet.

Master suite bedroom: (15'x 16')

Alarm control.
Wall sconces.
Overhead light.
Baseboard heat.
Thermostat.
Carpet flooring.
Central vacuum hose outlet.
9 duplex plug outlets.

Master suite walk in closet: (8' x 5 ½')

Built in wire shelving.
3 duplex wall plugs.
2 cable and 2 phone jacks.
Carpeted.
Bright florescent lighting.

Master suite Bath: ((13'x 11')

Large linen closet with built in shelves.

7' cherry cabinets with 3 drawers and 4 doors.

Built in matching cherry medicine cabinet.

Two Kohler sinks.

Quartz counter top.

Tile flooring with radiant heat.

Thermostat.

Five foot Kohler whirlpool tub with Roman faucet.

Extra large 4'x 5 ½' custom floor to ceiling tile with second hand held shower head and granite bench seat.

Glass door.

2nd floor Foyer:

Double oak hand rails with 6"x 6" oak post.

Wood floor.

Wall sconce.

Chandelier.

Large hall closet.

Central vacuum hose outlet.

Phone jack.

Second floor bedrooms:

1st 2nd floor bedroom: (13 ½' x 14 ¾')

Central vacuum hose outlet.

8 duplex plug outlets.

2 cable and 2 phone outlets.

8' ceiling.

Carpeted.

Baseboard heat.

8' x 8' walk in closet with built in shelving, bright lighting and 3 duplex plugs.

2nd 2nd floor bedroom: (12' x 13 ½')

7 duplex plug outlets.

Thermostat.

2 cable and 2 phone jacks.

Variable speed ceiling fan.

13' cathedral ceiling.

Carpeted flooring.

Baseboard heat.

5' x 5' walk in closet with built in hutch shelving.

3rd 2nd floor bedroom: (22 ½' 13')

8 duplex plug outlets.
2 cable and 2 phone jacks.
Sloped ceiling with 2 ceiling lights.
Baseboard heat.
Carpeted.
4' x 4' walk in closet.

Second floor bath:

4' cherry vanity with quartz counter top.
6 drawers and 2 doors.
Built in cherry linen closet.
Kohler sink.
5' shower/tub with ceiling light.
Toilet with ceiling light.
Tile floor.
Baseboard heat.

Third floor office: (13' x10')

6 duplex plug outlets.
2 cable and 2 phone outlets.
Central vacuum hose outlet.
Oak rail tops.
Overhead light.
Wood looking tile floor.

Basement finished area:

Bath: (8' x 8')

5' vanity with quartz counter top.
6 drawers and 2 doors.
Kohler sink.
Shower with bench.
Tile floor.
Panasonic ceiling light, fan and heater.

Workshop: (13' x 13')

Work bench.
Wood shelves.
Plywood wall to hang tools.

Basement unfinished area:

5 large Anderson basement windows.
Heated.
Two large areas 16' x 31' and 25' x 46'
Bulkhead access door to side yard.

Garage:

Two car garage with oak stairs and oak rail to house.
Two large windows with wood blinds.
Side door with wood blind.
Heated.
12' ceiling.
Two heat alarms.
4 ceiling lights.
Keyless entry.
Well insulated garage doors with remote control openers.
Thermostat.
Central vacuum hose outlet.
4 duplex plug outlets.

Out side:

11,863 square foot lot.
Brick front steps.
Paver walkways.
Paver drive way.
Paver sidewalk in front.
Brick light post.
Irrigation for all grass areas.
Irrigation bubblers for street trees.
10 planted trees (1 birch, 1 pear, 2 plum, 1 apple, 4 maples, and 1 weeping cherry)
One mature Oak tree.
Three exterior flood lights.
Granite curbing with 2 "d" curbs at driveway.
Mail box
Outside generator plug.
Architectural roofing shingles.

Summary:

Extremely well built custom design approximately 3700 sq feet home.
Three and one half baths.
Well insulated with Nu wool in all exterior walls and attic.
Basement ceiling insulated with Icynene foam insulation.
Hardi plank cement fiber siding.
PVC trim boards on most exterior areas.
Exclusive neighborhood.
2 x 6 framing.
Natural gas hot water and heating.
Hot water radiant heat and some baseboard heat with Modine heaters in the basement and garage.
Solid interior wood doors with brass European flair door handles.
5 ½" baseboard trim
3 ½" custom window and door trim
Two separate High Velocity air conditioning systems.
Electrolux central vacuum system with attachments.
Home run cable and phone lines to basement using cat 5e wire
Blinds on all windows many are wood.
Storm door installed.
200 AMP electrically service with second panel for generator back up.
Huge attic storage area.
Breathe taking cathedral ceilings in many rooms with great room's at 27' high!