

# Maison Claire de Lune

## FEATURES & DETAILS

### GENERAL

- ◆ Heavy moldings throughout including 3 piece crown molding, 2 piece door casings, and 2 piece baseboards (custom base cap on main level and bonus room)
- ◆ Central vacuum (lifetime warranty on motor) with dust ports in kitchen, laundry and basement master bathroom
- ◆ LED lighting throughout
- ◆ Emtek locks throughout with oversize backplates on solid core Masonite 2 panel beaded doors
- ◆ Oak flooring (3",4",5",6") with long boards. Walnut accent transitions into rooms and in cased openings.
- ◆ Large closets with built-in shelving throughout
- ◆ Primarily painted with Sherwin Williams Duration paint. All paint colors on file.
- ◆ Stairs with square oak box newels and unique metal balusters. Main staircase with custom paneling on wall. Basement staircase with bead board paneling. Both staircases have step lights.
- ◆ Moen plumbing fixtures throughout
- ◆ Aluminum clad casement windows throughout
- ◆ Premium closed cell insulation throughout
- ◆ Trane HVAC equipment with Aprilaire filters which are meant to be changed once annually; no additional filters needed. One unit is in attic and two are in mechanical room for easy access.
- ◆ House is roughed-in (wiring and framing) for an elevator with three stops. Currently each of the three elevator shaft openings are floored for closet storage.
- ◆ Attic has dedicated stairs for access with large amount of storage capacity.
- ◆ Structured wiring throughout wired back to main panel in mechanical room.
- ◆ Decorative oil rubbed bronze floor registers throughout main level. Basement and upstairs registers are ceiling mounted.

### UPPER LEVEL

- ◆ Loft has oak flooring, 9' ceilings, and door to dedicated attic access stairs.
- ◆ Side bedroom has a window seat with 3 doors for

storage, two piece crown molding, attic storage off of walk-in closet, attached bathroom with subway tile tub surround tiled to ceiling.

- ◆ Rear bedroom has 12' vaulted ceiling with stained tongue and groove cypress, huge walk in closet, bathroom with shower and dual sinks.
- ◆ Front bedroom has 12' vaulted ceiling with stained cypress beams and whitewashed cypress tongue and groove paneling. Bathroom services loft and bedroom and has built-in linen cabinet and subway tiled tub surround with spray head and handheld shower.
- ◆ Large craft room with full height door access to additional seasonal attic storage.
- ◆ Large bonus room with game closet at entry and various kids niches and play areas. Bead board wainscot paneling throughout.

### MAIN LEVEL

- ◆ Foyer with 19' ceiling, brick floor and arched cased openings into rooms
  - ◆ Study has stone walls, gas log fireplace with stone hearth, solid walnut mantel, 13' foot coffered ceiling with maple trim, eyebrow window shape, large walk in closet, and French doors from foyer
  - ◆ Dining room has coffered ceiling with heavy trim, wainscot paneling with chair rail, bay window area with transoms above primary windows.
  - ◆ Great room has cypress beams and cypress tongue and groove paneled ceiling, fireplace with brick hearth, built-ins on both sides of fireplace, wired for speakers, and aluminum clad door going to rear tiled deck.
  - ◆ Powder room with stained crown molding and baseboard, transom above door, and hidden exhaust fan.
  - ◆ Kitchen has extensive custom built cabinets with small bone inset doors. Large island with granite countertop. Walk-in pantry with transom window and automatic light switch. Undercabinet lighting and over cabinet night lighting on separate switches.
- (continued...)*

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Stained built-in hutch has 4 inset cabinet doors with glass. Multiple arched cased opening entry ways into kitchen area. Mantel hood has a remote mounted exhaust blower with an inline silencer.

- ◆ Entire kitchen, breakfast room and keeping room have large stained cypress beams and tongue and groove paneling. End wall of keeping room is stone and has a fireplace with solid cypress mantel. Keeping room has aluminum clad door access to screened porch.
- ◆ Office off of kitchen has L-shaped lower and upper cabinets and has under cabinet lighting. Window opens to screen porch.
- ◆ Mudroom has a large built-in for baskets, a bench and coat closet. Mudroom and hallway areas have brick floors.
- ◆ Laundry has extensive built-in cabinetry, built-in ironing board, deep stainless steel sink, dust port for central vacuum, and quick connect dryer exhaust attachment.
- ◆ Master bedroom has ambrosia maple ceiling beams and stained crown molding, large sitting area, and direct access to screen porch.
- ◆ Master bathroom has whirlpool corner tub and large luxury shower with 8 body sprays, two shower heads, handheld shower, and rain shower head. Master bath also has dual vanities including one with make-up area and oversized linen closet. Large framed mirrors with built-in sconce lights.
- ◆ Master closet has extensive built-in shelving & island.

### LOWER LEVEL

- ◆ 18" travertine flooring throughout most of basement with beaded board wainscot paneling with chair rail. Primary ceiling height of 10' throughout basement. Cased openings and several windows with large crown molding type trim headers.
- ◆ Fitness room with mirrors. Wired for speakers for future theater.
- ◆ Full basement kitchen with slide in range, microwave, refrigerator and dishwasher. Granite countertops including long dining bar with pendant

lighting. Cabinets have undercabinet lighting.

- ◆ Billiard room with wainscot custom paneling and solid wood 6" wide cup holder going around the room.
- ◆ Large rec room with triple French doors to lower veranda.
- ◆ 7' wide gallery off of staircase with long wall for displaying art.
- ◆ Large guest bedroom with 10' tray ceiling and double window looking out to veranda and back yard. Large walk in closet. Bathroom with tiled tub surround with body sprays and shower head. Large plate mirror with built-in sconce lights.
- ◆ Elevator shaft closet, large closet under staircase, and two large hallway closets in hallway to basement master suite.
- ◆ Basement master suite with multiple windows, independent exterior access, and large walk in closet. Large bathroom with luxury shower with 8 body sprays, handheld sprayer and shower head.
- ◆ There are two multipurpose rooms coming in from basement entryway and basement garage. The mechanical room has plumbing so a laundry can be added in multiple different locations if desired.

### GARAGES

- ◆ Upper garage has epoxy flake floor finish, full bead board wainscot trim and full crown molding. Three arched garage doors, two arched exterior windows and a personnel door to outside parking area. Separate golf cart or motorcycle parking area.
- ◆ Lower one car garage has one bay with stain grade baseboard and white semi-gloss painted walls/ceiling and epoxy flake floor. Both lower garages have central vac outlets for vacuuming cars, etc.
- ◆ Lower large garage has a double door entry to 34 foot deep parking area. Walnut built-in cabinets on two walls with custom moldings and design including beverage shelf above all of the cabinets. Epoxy flake floor. Large garage has extensive walnut moldings and wrapped beams. The entire garage is paneled in oak and walnut trim.