



76'6"

62'

House – Southern Living: Brookhaven #332

Heating unit is dual fuel by Trane; electric heat pump and gas furnace. Air condition unit is electric by Trane.

Windows are Therma Tru double pane with argon gas and grills between the glasses. The external doors are Therma Tru, molded composite, solid core.

Floors are white oak except for the mudroom and bathrooms. The planks are laid out as 4" - 5" - 3' + 3" with variable lengths and triple coat, satin finish. The finished result appears as 4" - 5" - 6" without the 6" board problems.

Kitchen:

The cabinetry in the kitchen is all maple with natural finish; Kraft Maid installed by Fertig Cabinetry; the "lazy Susan" is wood not plastic; there is a breadboard installed in the knife drawer; most cabinets have pullout drawers. There is a hidden slide for a stand mixer. The pantry has two-sides and swing out. The refrigerator freezer and gas cooktop are Kenmore Elite from Sears. There is a double, electric oven by GE and a built in microwave/convection oven, also from GE. Counter tops are all Silestone.

Dining Room:

Ceiling is 10'; fireplace is gas but can be converted to wood; wall paint was custom in 2009.

Music Room:

Shows as the formal dining room on the plans; custom wall paint in 2009.

Hallway:

Hallways are 4 feet wide; handicap accessible; dumb waiter; custom wall paint in 2009.

Linen Closet:

Custom shelving

Master Bedroom:

Extra closet in the main room; doors are 4 ft. wide.

Master Bathroom:

Tile flooring; custom cabinetry and mirror with red birch finish; sinks and fixtures from Union Hardware in Falls Church, VA. The tub has air jets and a back heater- it is okay to use bubble bath solution.

Master Closet:

Custom cabinetry from Fertig Cabinet Company in VA; double, over-sized, deep drawers and open shelving.

Office/2nd Bedroom:

Connects to the guest bathroom; large, lighted closet with double doors and open shelving. Has high-speed wiring installed.

Guest Bedroom:

Connects to the guest bathroom; shows as the third bedroom on the plans. Closet has lighting and high-speed wiring installed.

Half-Bath:

Tile flooring; cabinet, sink, and toilet purchased through Union Hardware in Falls Church, VA. Toilets are all by Toto; the seats are all soft close.

Mudroom:

Maytag washer and dryer (front loading), which must use HE laundry soap; purchased from Sears; the dryer is gas; the French Farm sink is porcelain (the sink and the stand came from Union Hardware in Falls Church, VA); cabinetry is maple with natural finish installed by Fertig's Cabinet Company; the support under the washer and dryer is concrete; the floor is manmade, stone like product installed by Mark's Flooring, meant for high traffic areas, it is easy to vacuum and mop; the fixtures, sink, and toilet came from Union Hardware in Falls Church, VA.

Basement:

Basement is plumbed with soaking tub in place; basement is also framed.

Pond:

Enlarged to present size in October 2001; stocked in May 2002