

2600 Trailway Road

Only 2 Owners - Smoke Free

PROPERTY INCLUDES 4.7 ACRES

w/ Private Entrance (Survey available)

CONSTRUCTION

Completed 1987 (18 months to build)

Renovations 2007 through 2022 (\$1,000,000+)

BUILDER Chester West

ARCHITECT

Goodrum Knowles

Renovations by Ned Jones

INSURANCE

Current Dwelling Assessment \$3,114,000

COOK'S PEST CONTROL

Termite Bond

RENOVATIONS

Kitchen & Breakfast

Bathrooms (including Toto Toilets)

Master: Washlet & Air Tub with Heater / Lighting,
2 Shower Control Panels, Built in Hampers,
Ceiling Heater, Sky Light

Library & Pantry / Laundry (former Recording Studio)

Master Suite

Bedroom next to Master Suite (Bedroom and/or Office)

Top Floor Bedroom (former Open Loft)

Elevator, Hall Bath, Daybed Room (Former Storage Area)

Media Room (Former Rec Room)

Pool, Decking, Cabana, Storage Shed & Swing

Roof & Gutters

Driveway Entry

Leaded Bevel Glass Front Door & Surround

Bluestone Walkways & Landscape Rock

Interior Flooring Includes Brazilian Cherry, Slate, Carpet, Tile

Replaced & added to Interior & Exterior Lighting

Custom Cabinetry

(includes Mahogany, Cherry, Alder, Paintgrade Maple)

Kitchen w/ many interior Accessories, Breakfast,
Master Suite, Bathrooms, Garages, Media,
Library, Daybed Room, Craft Room, Closets,
Laundry Rooms, Pool Cabana

APPLIANCES

Kitchen: Double Ovens, 36" Induction Cooktop w/ Downdraft Vent,
Warming Drawer, Standard DW, DW Drawer, Ice Machine
Microwave Drawer, Coffee Machine, 42" Built in Frig
Instant Hot Water, Filtered Water @ Single Bowl Sink

Breakfast: 2 Refrigerator Drawers

Pantry: W/D, Freezer Chest

Pool: Undercounter Refrigerator, Built in Cooler

Master: Microwave, Undercounter Refrig / Freezer, W/D

Media: Micro Drawer, Undercounter Refrigerator, Ice Machine

DOORS Solid Mahogany Interior

3 FIREPLACES

Greatroom & Master - Granite
Media - Stone w/ Antique Mantle

GARAGES

Upper & Lower Level Parking with Storage Space
Lower Garage: Washer / Dryer Connections
(closed off existing climate control)

GAS TANKS (2) *One is Rental Unit*

To service Generator, Fireplaces, Outdoor Grill

GENERATOR - Generac 25kw (2023 Replaced Battery)

LIGHTING – by Richards Lighting

*Both Powder Rooms Schobek
*Foyer Chandelier Synchronicity

POOL & DECK 20 x 40 Saltwater Gunite Pool w/ Waterfall
(Pump replaced in 2022)

SECURITY SYSTEM 2 Separate Systems (Main & Lower Floor)

Flood Detection (D.S. Water Heaters & Media Ice Machine)
7 Existing Cameras w/ 3 Monitor Screens, 10 Heat & Smoke,
3 CO Detectors, 11 Glass Break, Ring Doorbell, 5 Smart Locks

WINDOW TREATMENTS

Custom Shutters @ Top Floor Bedroom
Hunter Douglas Shades / Master Window remote
Custom Silk Draperies / Linen Roman Shades

ITEMS TO REMAIN WITH HOUSE

Steinway Grand Piano

All Built -ins

All Window Treatments

Greatroom: Fireplace Italian Wall Sconces & 9' Mirror

Bathrooms: Custom Mirrors above all Vanities

Wall Mounted Televisions, Camera Monitors

Media Room: TV Cabinet, Televisions & Electronics

Master: Bed & Platform (attached to wall), Area Rug

2 Washer & Dryers * Freezer Chest

ITEMS CURRENTLY UNDER WARRANTY

(4) A/C Units	2016	(Comfort Air)
Roof	2021	(Henderson Roofing)
Kitchenaid Ice Machine	2022	(Bob Wallace Appliance)
Security Detectors & KeyPads	2023	(Vector Security)
Wolf 36" Induction Cooktop	2024	(Allsouth Appliance)
Miele Coffee Machine	2024	" "
Radon Fan Replacement	2024	(Radon Solutions)
Kitchen Thermostat	2024	(Comfort Air)
Hot Water Heater (Main Floor Guest Suite)	2025	(JD Plumbing)
Sump Pump (Basement Crawlspace)	2025	" "