

## **526 Rosebank Road Feature List**

### ***Overall House Feature***

- ⌚ 200 amp service
- ⌚ Hardwired alarm system
- ⌚ Video surveillance system with hard drive recording
- ⌚ 3 high efficiency furnaces and 3 high efficiency a/c's
- ⌚ Energy Efficient zone climate control design
- ⌚ 2 hot water heaters (owned)
- ⌚ Central vacuum throughout
- ⌚ 4 natural gas fireplaces
- ⌚ Natural gas BBQ connection in back yard
- ⌚ Inter lock landscaping throughout
- ⌚ All bedrooms and family areas wired for phone/internet/cable
- ⌚ Oversized 2 car garage with separate mechanical/storage room

### ***2<sup>nd</sup> Floor Overview***

- ⌚ 11' Ceilings
- ⌚ Jatoba Hardwood throughout
- ⌚ 9' doors
- ⌚ Energy saving lighting
- ⌚ Closet organizers
- ⌚ Crown moulding and wainscoting in hallways
- ⌚ Lighting designed to give you multiple lighting options

### ***2<sup>nd</sup> Floor Great Room (Family Room)***

- ⌚ 9' Ceilings
- ⌚ Custom built fireplace
- ⌚ Juliet balcony
- ⌚ Jatoba Hardwood throughout
- ⌚ Oak staircase and railing
- ⌚ Built in surround sound system
- ⌚ Climate controlled with own furnace and A/c
- ⌚ Zoned pot lights on dimmer
- ⌚ Roughed in for projection tv
- ⌚ Gallery section perfect for reading and relaxing

### ***Master Bedroom/bath***

- ⌚ Ceiling vaulted to 12 ½'
- ⌚ Custom built corner fireplace
- ⌚ Jatoba Hardwood throughout
- ⌚ Walk in closet with custom built closet organizer
- ⌚ 4 piece master bath with whirlpool corner tub
- ⌚ Oversized shower stall with custom glass doors and body jets

- ⌚ Pocket doors

### **2<sup>nd</sup> Floor Bathroom**

- ⌚ 11' ceilings
- ⌚ Oversized shower with custom glass doors
- ⌚ Multiple lighting options

### **2<sup>nd</sup> Floor Laundry Room**

- ⌚ 11' ceilings
- ⌚ Built in cabinetry
- ⌚ Front loading washer and dryer
- ⌚ Attached 2<sup>nd</sup> floor mechanical room with tankless hot water heater and 2<sup>nd</sup> floor furnace with a/c.

### **Main Floor**

- ⌚ Living /dining room
- ⌚ 10 ½ ceilings
- ⌚ Multiple tier crown moulding with built in accent lighting
- ⌚ Jatoba hardwood with front door granite entrance
- ⌚ Custom grand oak staircase and railings

### **Kitchen**

- ⌚ Custom maple cabinetry by Aya kitchens
- ⌚ Granite counter tops with breakfast bar
- ⌚ Travertine floor
- ⌚ Above cabinet and below cabinet accent lighting
- ⌚ Stainless steel appliances throughout
- ⌚ Gas stove with glass cooktop
- ⌚ Wind fridge
- ⌚ Tumbles marble backsplash

### **Main Floor Bath**

- ⌚ 3 piece bath
- ⌚ Built in linen closet

### **Main Floor Bedrooms**

- ⌚ Crown moulding
- ⌚ Bamboo hardwood throughout
- ⌚ Custom closet build ins
- ⌚ 3 piece ensuite bath with peacock slate floor tiles
- ⌚ Extra deep whirlpool bath with glass doors

### **Main Floor Family Room**

- ⌚ Custom built fireplace
- ⌚ Built in surround sound system

