

158 Black Oak Drive Feature Sheet*

"Gold" Green Certified Home

4 bedrooms/3 baths/1/2 bath

Flooring:

Cork: Upstairs Bedroom, Storage (Basement), Closet (Basement)
Wood: First Floor (except Master Bedroom), Upstairs Hallway
Tile: 2nd floor bathroom; Bathroom (basement – porcelain)
Carpet: Lower Level suite; Master Bedroom, upstairs bedroom/office
Bamboo: Master Bathroom and Master Closet

Propane Tank – rented – 250 gallons services (propane in tank credit):

Fireplace main level. Fireplace is unvented.
Five burner cooktop
Outside grill – main level deck – direct line

HVAC Sources:

Geothermal Heat Pump – 3 ton Model NDH038A111CER – intellizone zone control system with two zones (top floor and main floor) with programmable thermostats, dual capacity scroll compressor, variable speed fan, hot water assist, 10 kw electric heat, uses refrigerant
Trane variable speed water furnace
Mitsubishi Ductless Electric Heating and Cooling (Mother-in-Law Suite)

Exterior Finishes:

Hardi Plank
Cedar Shakes – side
Trellis x 2 over garage doors
Stucco – upper landscape retaining wall
Stacked Stone columns at front porch

Windows:

Integrity Awning Windows
Window Treatments-curtains and blinds included

Kitchen:

Garbage Disposal
Pull down Spray kitchen faucet with 9" reach - Kohler
Tiled Backsplash
Vented Hood – Kenmore Elite
Dishwasher – Kenmore Elite
Gas Stovetop – Kenmore Elite
Electric Oven – Kenmore Elite
Whisper quiet door closure
Paperstone Countertop
Granite Island with ample under counter storage
Spice rack
Tilt out tray under sink
Cookie sheet storage racks above refrigerator
Sink #18 gauge nickel bearing stainless steel under mount – Elkay
Refrigerator included

Pantry: Black Granite
Shelving
Washer/dryer included

Bathrooms: Dual flush toilets

Plumbing: Booster Pump
330 Dura-Pure Poly Tank Water Tank
84 Gallon Hydro Pro Pressure Tank

Interior Trim: 4 panel raised panel solid core hardboard doors; door and window trim in poplar
baseboard in 7.25 inch poplar milled wood;

Master Bath: Built in cabinet with stainless steel furniture feet
Tilt out rack under each sink
Glass Tile back splash behind Decolav Vitreous China high-gloss ceramic finish sinks
Glass tiled shower with inset, two shower heads (one mounted and the other flexible)
Glass top on vanity

Guest Bath: (second floor) Granite top with two under mount hand-crafted porcelain sinks

Powder Room: (1/2 bath) Pedestal sink with vessel sink

Bath Lower Level Suite: Shower – Carrara Marble tile with glass accent with frameless glass shower
panel; mirror with brushed nickel Kovacs Modern Mission wall sconces
Built in shelving
Free standing vanity with granite

Icynene Insulation in walls and roof deck

ERV Energy Recovery Ventilator for fresh air exchange

Radon Sensor installation

Galvalume roof over both porches

Tankless Rannai water heater

Mother-in-Law Suite:

Hickory cabinets with Black-Galaxy granite kitchenette top, Redondo Grande Under mount #16
gauge hand-hammered hand crafted brushed nickel bar sink and drain with Kohler faucet
Custom Italian wood framed Henredon beveled mirror over bar and in hallway
Sconces
Amantii Advanced Series 58" wall mount electric fireplace with stone background;
With custom cherry hearth
Wine cooler

Outside security/landscape lighting

Flagstone walkway

Closets – Master – walk-in closet – with shoe storage; 2 tie storage and 1 belt storage

Upstairs bedroom #2 – Large walk-in storage and 2 closets with extensive 14 “shelving

Upstairs Bedroom #3 – Large walk-in closet with extensive 14” deep shelving

Downstairs: Customized walk-in closet with shelving

Storage: Walk-in storage second floor

Lower level walk-in storage with cork flooring

Panel surge and lightning protection for house installed in garage

Radon Mitigation installed

Shaft ready for elevator

Garage: Craftsman tracks for hanging included

Craftsman storage armoire included

Freezer in garage included

Warranties:

Trane Air Handler has a 10 year warranty on electronics (expires on 9/21/19)

Water Furnace Heat Pump has a 10 year warranty (expires on 9/21/19) on parts and a labor allowance if a part needs replaced.

Mini-Split has a 5 year parts warranty and a 7 year compressor warranty. Install date of 4/6/15.

Excluded

Waterford crystal chandelier in dining room – chandelier hanging in garage will replace dining room chandelier.

Subzero wine refrigerator in pantry.