

## 1422 Eden Lane List of Features

### Throughout

- House exceeds Energy Star requirements (71 score on Energy Star rating; minimum of 80 required for Energy Star; NOTE: a lower score is better)
- Passive solar design and orientation
- "Systems-built" construction approach ensures greater structural integrity and energy efficiency, while allowing for a much shorter frame-in time (reducing opportunities for moisture and mold during construction)
- Extensive porches and balconies
- Dramatic open floor plan with many "nooks and crannies"
- Reclaimed antique Maple flooring
- Andersen Woodwright 400 Series simulated divided lite windows (Low-e), with low maintenance clad exterior
- Andersen French and Sliding doors
- Custom oversized Mahogany entry door
- Reclaimed Duke University wood interior doors with antique oil rubbed bronze finish mortise lockset hardware and oversized ball-bearing hinges
- Extensive crown molding and trim throughout
- Extensive low voltage halogen lighting throughout
- 400 amp wiring and panel (ready for backup generator)
- Multi-zone (4) high efficiency (14 SEER) Heat Pumps, with whole house fresh air dehumidifier (90 pint per day capacity; minimizes air conditioning energy requirement)
- Dual zoned tankless water heaters (one Rinnai gas, one Stiebel Eltron electric)
- All sheetrock glued and screwed, with extensive use of mold resistant sheetrock
- Extensive insulation (foam insulation in roof, 2x6 wall construction with additional 1" of foam sheathing, insulated lower level foundation walls and floor)
- Maytag washer and drying center in main level laundry room
- Sherwin Williams Duration coating with limited lifetime manufacturer's warranty on exterior trim and soffits
- Low maintenance custom prefinished NuCedar clapboard siding and exterior trim
- Low maintenance cement shake siding with Duckback Mason's Select "Bulletproof" finish (15 year limited warranty)
- Exposed rafter tails, fascia and subfascia trim, porch columns, railings and rear decking all constructed with kiln-dried premium pressure treated southern yellow pine (redrying minimizes twisting, warping and cracking).
- Front porch decking is low maintenance Ipe hardwood.
- Custom low maintenance / long-life, energy efficient Low-e steel roof shingles and flashing
- Oversized Craftsman-style half-round guttering
- House prewired for phone/data/CATV
- Extensive recessed high fidelity ceiling stereo speakers with zone volume management
- Custom-style insulated Carriage Garage Doors
- Three car garage with workshop cabinets
- Exterior security lighting

### Master Bedroom

- Recessed lighting above bed areas
- Luxury ceiling fan with uplight
- Oversized His and Hers walk-in closets and linen closet

### Master Bath

- Spa style master bath
- 72" spa-style tub with furniture-style platform
- Two person shower with body sprays and frameless glass shower door and enclosure
- Custom Brazilian slate and quartz floor and shower enclosure
- Separate His and Hers custom Maple vanities with brushed granite counters
- Brushed nickel Delta body sprays in shower, coordinating faucets elsewhere
- American Standard low-flow one piece toilets
- Insulated wall between bath and bedroom
- Separate toilet stall, with frosted glass door
- Heated thermostat-controlled tile floor
- Heated towel rack
- Sony Flat Panel LCD television

### Kitchen

- Geppetto custom Maple cabinets, contrasting painted island
- Stainless steel 36" Professional-style ICON range with hood, oversized side by side refrigerator and freezer, wine cooler and super quiet dishwasher.
- Large pantry
- Brushed nickel Delta faucet
- Honed Brazilian slate countertop with custom maple butcher block on island
- Custom glass tile backsplash
- Xenon under cabinet lighting
- Professional style triple-bowl sink

### Sunroom

- Bead board ceiling
- Luxury ceiling fan with hand carved blades
- Brazilian slate flooring, with custom "pin-wheel" pattern
- Sliding glass doors and screens throughout

### Living/Dining Room

- Open floor plan
- Authentic stone veneer masonry wood burning fireplace
- Handmade stained glass window
- Beautiful view of Beaver Creek from French doors and walkout porches

### Lower Level

- Dry bar with Stainless refrigerator/freezer
- Prewired for flat panel and projection televisions
- High fidelity ceiling speakers and Media room speakers
- 110" video screen in Media room
- Theatre-style scones in Media room
- Ceiling insulated for sound
- Plumbing rough-in
- Diamond polished concrete flooring

### Landscaping

- Low maintenance drought resistant landscaping with beautiful mature trees and shrubs
- "Borrowed views" and very private location, with adjacent natural areas