

Specifications

3815 11th St SW

5460 Sq. Ft. Veranda Homes custom built 2-storey residence.

Exterior

- Modern Provençal style exterior detailing
- Float finish entry steps and a 3' wide walkway to the sidewalk
- Natural stone veneer on the exterior of the home
- Smooth finish acrylic stucco
- Lux windows throughout with window grill detailing
- 468 Sq. Ft. float finish concrete patio area
- Patio wired for sound and speakers installed
- Wood burning fireplace on the patio c/w natural stone veneer surround
- 1 – gas line for BBQ
- Landscaped and fenced

Detached Garage

- Fully finished triple car detached garage
- Garage heated via hydronic heat
- EV Plug
- 2 – 8' tall garage doors installed c/w opener & remotes
- Smooth finish fiberglass door leading to the backyard

Mud Room

- 8' tall terrace door to the mud room
- Custom built-on site lacquered seating bench c/w drawers below, hooks above, finished with a white oak top
- Upgraded tile flooring in the mud room

Pantry

- Full size stainless steel freezer c/w cabinets above to the ceiling
- Built-in broom closet
- Extensive lacquered shelving

Kitchen

- Custom built-on-site lacquered kitchen c/w the upper cabinets to the ceiling, extensive banks of drawers, trash can pull-out, furniture base detailing, and oversized crown molding
- Under-counter led lighting
- Solid Surface countertops c/w under-mount sink
- Solid polished nickel faucet
- White Oak island c/w furniture style detailing

- Upgraded appliances including 36” SubZero Fridge, 48” La Canche range, Bosch dishwasher, & Vent-A-Hood liner
- Custom appliance panels for the fridge & dishwasher c/w appliance pulls
- Upgraded kitchen backsplash
- Kitchen wired for sound and speakers installed
- Sliding terrace style doors in the nook leading to the patio

Butler’s Pantry

- Lacquered cabinets
- Solid Surface countertops c/w under-mount sink
- Beverage fridge installed
- Full tile backsplash

Dining Area

- Arched openings leading to the foyer & butler’s pantry
- Oversized crown molding in the dining room
- Dining Room wired for sound and speakers installed

Great Room

- Clean view single sided gas fireplace
- Custom fireplace surround
- Custom shiplap feature walls
- Great Room wired for sound and speakers installed

Powder Room

- Marble floating vanity
- Kohler under-mount sink in white
- Faucet in polished Nickel
- Framed Powder Room mirror
- Fluted marble custom powder room sink

Foyer

- Custom double brown maple front entry door with obscured glass
- Emtek Front entry set
- Arched opening from the foyer to the main hallway
- Oversized crown molding in the foyer

Study

- Custom dual arched lacquered French doors leading into the home office
- Custom lacquered built-ins in the office
- Home Office wired for sound and speakers installed

Primary Bedroom & Ensuite

- Vaulted ceilings
- Wired for sound and speakers installed
- Free standing soaker tub

- Lacquered furniture style vanity c/w lacquered framed mirror surrounds
- Dual under-mount Kohler sinks c/w solid surface vanity top & 4" backsplash
- Auto flush steam unit installed
- Ensuite tile flooring heated via electric heat
- Oversized closet c/w 2 banks of lacquered shelving and 2 banks of built-in drawers

Main Bathroom

- Dual under-mount Kohler sinks c/w solid surface vanity top & 4" backsplash
- Custom lacquered vanity c/w full length vanity mirror
- Door leading to the tub/shower area

Bedrooms #2 & #3

- Vaulted ceilings in each room
- Built-in bank of 30" wide lacquered drawers in each closet c/w shelves above

Bedroom #4

- Vaulted ceilings in Bedroom #4
- Built-in bank of 30" wide lacquered drawers c/w shelves above in the closet
- Full bathroom connected to Bedroom #4

Laundry Room

- Lacquered cabinets as per plan c/w upper cabinets to the ceiling
- Solid surface counter-top & under-mount sink in the laundry room
- Full tile backsplash
- Samsung front loading washer & dryer
- Linen closet in the laundry room c/w extensive shelving and area for ironing board

Interior

- 9' foundation walls
- 10' main floor walls
- 9' upper level walls c/w vaulted ceilings in the bedrooms and stairwell
- Smooth finish painted ceilings throughout
- White oak railing c/w lacquered post
- Hardwood treads & lacquered risers to the upper & lower level of the home
- Lacquered cold air returns throughout
- Flush hardwood heat registers throughout the hardwood areas
- Safe & Sound solid doors throughout the home c/w 8' tall doors on the main & upper level
- Emtek levers throughout the home
- Oversized casings & baseboards
- Upgraded cabinet hardware throughout the home
- Extensive pot lights with LED bulbs throughout the home
- High end visual comfort lighting fixtures throughout the home
- Installation of home automation system to control sound in 8 zones of customers choice, climate, & security system control
- Indirect hot water heater run off of the boiler

- Recirculation line & pump installed
- Air conditioning installed

Flooring

- Finished on site 4" white oak hardwood flooring throughout the main level of the home excluding the mud room & upper level hallway, master bedroom & master WIC
- Upgraded tile in the Mud Room, Main Bathroom, Bedroom #4 bathroom, Laundry Room, Wet Bar, Wine Room & Lower Level Bathroom
- 100% wool carpet c/w upgraded underlay throughout the carpeted areas

Lower Level

- 1,466 Sq. Ft. of development to the same specification as the main level
- Hydronic heating throughout the lower level development c/w boiler

Wet Bar & Wine Room

- Custom built-on-site lacquered wet bar c/w leathered granite counter-top, under-mount sink, and Brizo faucet in polished chrome
- Wine Room surround out of lacquered millwork and 10mm glass
- Custom lacquered wine room cabinetry and Vintage View wine racks

Recreational Room

- Wired for theatre sound and ceiling speakers installed
- Lacquered built-in for the rec room

Gym

- Dual French doors leading to the gym from the rec room
- Rubber flooring installed
- Mirror installed along one wall and finished with millwork surround
- Gym wired for sound and speakers installed
- Large storage room off of the gym c/w extensive shelving

Bedroom #5 & #6

- Oversized bedrooms c/w upgraded 100% wool carpet
- Closet with double hanging rods in each closet
- Large oversized windows with east exposure

Full Bath

- Custom lacquered or white oak vanity & framed vanity mirror
- Kohler faucet in polished chrome & solid surface vanity top c/w 4" backsplash
- Custom tile shower c/w built-in soap ledge topped with granite/quartz, Kohler faucet shower-head in polished chrome, & tubular door handle