

KEY FEATURES

- Black Pella windows
- Quartz countertops throughout
- Subway tile backsplash with stove in-lay
- Frankie Pot filler faucet, Porcelain Kitchen Farmers Sink
- Separate wine refrigerator
- Custom marble tiled shower with Kohler waterfall showerhead, Kohler multiple body jets, Kohler 2 Way Diverter, 1 -12 GPM Kohler shower Valve and 2 his/her Kohler shower valves (3 Valves total & 1 Diverter)
- Soaker tub, 1 Kohler free standing Tub Faucet & hand-held wand
- Propane fireplace with multiple lighting options, flame heights, fan settings, and touch screen remote
- Central vacuum system (2 floors) 4 dock stations, 2 on 2<sup>nd</sup> Floor, 1 on 1<sup>st</sup> Floor, 1 in garage.
- 6-Zone heating, Isolation Circulators w/ shut offs
- Modine heater and thermostat for 2 bay garage
- Oversized garage door openers with battery back up
- 60 Gallon Heat pump water heater
- Buried 1,000 gallon propane tank leased with Downeast Energy
- All 2<sup>nd</sup> floor bathrooms have ¾" hot and cold Uponor main pex line feeds
- Expansion tank, Amtrol Well X\_trol WX302 86 Gallon Pressure Tank
- Well pump, Gould's 10GS10412C 3 Wire 1 HP
- All smoke detectors are combo smoke/CO units
- 2nd floor electrical sub panel
- Excessive outlets in every room
- .044 thick siding siding – the thickest available on the market
- Masonite Craftsman solid core interior doors
- No exterior wood - all vinyl, including AZTEK decking, porch skirt boards, corner boards, freeze boards, exterior window trim, along with aluminum porch railings
- Oversized master walk-in closet
- Additional walk-in closet off en suite bathroom
- Radon water mitigation system
- Private neighborhood that is close to Portland
- Land across the street is designated as open space, so no building can be done, only 4 house lots on internal road
- Solid Hard wood Maple 1<sup>st</sup> and 2<sup>nd</sup> floors, Cinnamon downstairs Clear Upstairs