

23 Landers Road – Feature Sheet

General Features

- 100% brick exterior
- Custom built home
- Central Vacuum
- Hardwood floors throughout
- Smooth plastered walls and ceilings throughout

Main Entry Foyer

- 3' x 1 3/4" Solid Mahogany front door with oval leaded glass and *Baldwin* hardware flanked by 2 divided pane insulated windows
- 2 Story ceiling
- Large, polished brass chandelier (on dimmer)
- Large 2nd story window showcasing chandelier
- Grand hardwood custom staircase with custom runner
- Detailed crown/cornice moldings, fluted window and door casings
- Architectural columns
- 2 sets of French doors with *Baldwin* polished brass hinges and handles
- Marble tiled floor
- Large Coat Closet with front and back hanging poles and under stair storage
- Recessed Lighting at top stair landing
- High output heat
- Security system motion detector

Formal Living Room

- Double French Door access to Foyer with *Baldwin* polished brass hinges and handles
- Single French Door access to Back Foyer with *Baldwin* polished brass hinges and handle
- Custom fireplace surround and mantle with classic Verde marble face and hearth
- Large crown/cornice molding
- Decorative ceiling molding
- Neutral colored Silk Wallpaper
- Three 6 ft. arched divided pane insulated windows
- Built-in *Bose* Wall speakers
- Recessed lighting (on dimmers)

Back Foyer/Hallway

- Chair rail, picture frame molding and crown molding
- Architectural columns
- Subtle gold leaf accent on chair rail
- Designer Alabaster Wall Sconces and recessed lighting (on dimmer)
- Matching designer Alabaster ceiling fixture
- Imported wallpaper
- Programmable thermostat and security alarm speaker
- Extra wide hallway to dining room and kitchen/family room

Dining Room

- Double French Door access to Foyer with *Baldwin* polished brass hinges and handles
- Double French Door access to Hallway with *Baldwin* polished brass hinges and handles
- 6 ft. arched divided pane insulated window
- Crown molding
- Freshly painted
- Wired for sound system

Office

- Exterior insulated French Doors with *Baldwin* handles, Juliette balcony and custom wrought iron railing
- Crown molding
- Built-In custom shelves and cabinetry with decorative pulls and accent up-lighting
- *Baldwin* polished brass door hinges
- Large closet with adjustable wood shelving
- Divided pane insulated window
- Bronze Tiffany-style Ceiling fixture
- Room updated in 2019

First Floor Half Bath

- Marble floor
- Gilded crown molding, window and door casings
- Gilded carved wood drapery rod
- Gilded carved wood mirror
- Alabaster wall sconces and ceiling fixtures
- Divided pane insulated window
- Imported wallpaper
- Custom glass shelf
- Exhaust fan
- Pedestal sink with fluted base and Classic polished brass Jado faucet matching toilet
- *Baldwin* polished brass towel bar and paper holder
- *Baldwin* polished brass door hinges and French door handle and faceted glass interior knob

Mudroom/Laundry Room

- Granite tile floor with honed finish
- *Maytag* Washer and Dryer
- 3 double door storage cabinets
- Large utility sink with nickel pull-out spray faucet and matching towel bar
- Counter with decorative backsplash
- *Container Store* laundry baskets - 6 drawers under counter
- Exterior insulated French doors to bluestone stairway to back yard
- Decorative paper towel holder
- Oil burner emergency shut off switch
- Mounted fire extinguisher
- 2 matching ceiling fixtures
- 2 half walls finished with solid oak caps
- Access to lower level

Family Room

- 16' 3" cathedral ceiling (plastered smooth finish)
- Floor to cathedral ceiling natural stone fireplace with large stone mantle and hearth
- Custom fireplace glass doors to match shape of windows
- Accent recessed lighting for fireplace (on dimmer)
- Exterior insulated French Doors with insulated divided pane transom above leading to bluestone deck
- *Baldwin* polished brass door handles
- Open concept to kitchen
- Two 6 ft. arched divided pane insulated windows
- Wired for surround sound
- *Hunter* Ceiling fan with light (on dimmer)
- Freshly Painted
- Access to two-car garage through 3' *Thermatru* steel door with faux wood painted finish
- High output heat
- Cable, telephone, and sound jacks
- Security alarm motion detector and alarm system control panel
- Programmable thermostat

Kitchen

- Chef's eat-in kitchen accommodates large table
- Italian ceramic tile floor
- Custom made natural solid cherry *Dutch Maid Kitchens* brand, extra tall cabinets (uppers and lowers)
- Divided glass front display cabinet (double door)
- Lazy Susan and pull-out drawers in cabinets, all cabinet drawers are solid maple and dovetailed
- Granite countertops
- GFI outlets throughout
- 6 operational skylights with screen and pole accessory for opening
- *Five Star* brand stainless zero-clearance professional gas range with bottom broiler and matching exhaust hood
- *Five Star* brand hood: stainless steel backsplash, variable speed fan, filters, light, warming lights and warming racks
- *Frigidaire Professional Series* stainless French door refrigerator with bottom drawer freezer, water ice dispenser and two ice makers
- 2 *General Ecology Seagull IV* water purifiers (for ice/water dispenser and cold water prep sink)
- *Bosch* brand, quiet, stainless dishwasher with third top rack
- 7 ft. Island with counter seating (cherry lower cabinets, solid granite counter, stainless prep sink, *Grohe* faucet, brand new *Insinkerator* garbage disposal, built-in Sharp convection microwave, GFI outlet and trash drawer)
- Flying soffit spanning the room with crown molding recessed lighting and up-accent lighting (on dimmers)
- Architectural columns
- Under counter lighting
- Stainless arched sink with *Hansgrohe* pull-out spray faucet and brand new *Insinkerator* garbage disposal
- Arched divided pane insulated window over sink
- Exterior insulated French Doors with *Baldwin* polished brass handles to large bluestone deck
- Recessed lighting (on dimmers)
- High output heat
- Freshly painted

Primary Bedroom

- 13' 9" cathedral ceiling
- Wall lighting sconces
- Three divided pane insulated windows providing ample natural light
- Linen closet with double doors, adjustable wood shelving, interior light and wire basket system for storage
- Recessed light
- Access to ensuite dressing area and primary bathroom
- Wired for sound system
- Freshly painted
- 2 cable jacks and 2 telephone jacks
- Alarm system control panel
- Honeycomb shades
- Programmable thermostat

Dressing Area

- Ensuite to primary bedroom
- 12' of spacious closets with three sets of double wood doors
- Crown molding and detailed dentil moldings and fluted door casings
- Custom wood closet system with adjustable shelving and drawers
- Recessed lighting

Primary Bathroom

- Ensuite to primary dressing area and bedroom
- Classic Verde Marble tiled walls, floor, and matching slab vanity top
- Double under mount *Kohler* sinks with *Bertch* cherry vanity cabinet with dovetail drawers and *Jado* polished brass fixtures
- Frameless glass shower with polished brass fixtures and recessed light (on separate switch)
- Free standing extra deep 6' x 3.5' jetted soaking tub
- 1" water line to *Jado* polished brass tub filler
- Two operational Velux skylights over jetted tub as well as accent lighting (on dimmer)
- Crown molding and detailed dentil and fluted window casings
- Exhaust fan
- Two divided pane insulated windows
- Honeycomb window shades
- *Kohler* One-piece Toilet
- Two Alabaster lighting sconces and recessed lights
- High output heat
- GFI outlets
- Freshly painted

Second Floor Hallway

- Pull-down stair to attic (with plywood floor on 1/2 for storage)
- Alarm motion detector
- Linen closet with adjustable wood shelving
- Wall Sconces and recessed lighting (on dimmer)
- Programmable thermostat (AC only)
- Freshly painted

Bedroom #1

- Crown molding
- Double closet doors with custom closet system (adjustable melamine shelving and wire baskets) and light
- Chair rail and accent border molding
- Divided pane insulated window w/ honeycomb shade
- Pottery Barn chandelier
- Freshly painted

Bedroom #2

- Crown molding
- Double closet doors with custom closet system (adjustable melamine shelving and wire baskets) with light and crystal door pulls
- Divided pane insulated window with honeycomb shade
- Freshly painted

Bedroom #3

- Crown molding
- Chair rail and picture frame molding
- Divided pane insulated window
- Closet with adjustable wood shelving and wood pole
- Custom honeycomb shade
- Cable jack

Second Floor Bathroom

- Imported white tile walls with decorative chair rail throughout
- Brand new basket weave tile floor (March 2022)
- Tub/shower (fully tiled including ceiling)
- Pedestal sink
- *Jado* Chrome fixtures
- *Robern* Mirrored Medicine Cabinet with lighting
- Exhaust fan with full and night lights

Lower Level

- 7' 6" finished ceiling throughout
- Hardwood staircase
- Fully finished and with baseboard heat throughout except for storage/utility areas

Storage Closet

- Double wide
- Custom *Container Store* adjustable shelving with custom curtain and light
- Vinyl wood grain flooring sitting on *Dri-Core* subfloor

Lower Level Bathroom

- Generous 10' 9" x 6' 9" size
- Vinyl wood grain flooring sitting on *Dri-Core* subfloor
- Shower enclosure with light and separate switch
- *Anderson* Window with screen
- Wood vanity with bronze fixtures
- Mirror
- Toilet
- Exhaust fan
- Baseboard heat

Lower Level Foyer and Hallway

- Decorative Alabaster and bronze ceiling fixture
- Programmable thermostat
- Baseboard heat
- Vinyl wood grain flooring sitting on *Dri-Core* subfloor

Home Gym/Dance Room

- 13' x 13'
- French door
- Full wall mirror
- Elevated and insulated solid 3/4-inch Cherry Hardwood floor
- Double closet with sliding doors with custom *Container Store* adjustable closet system and light
- Ballet barre
- Ceiling light fixture
- Freshly painted

Walk-In Food Pantry

- Unheated
- Generous 12' x 8' size
- Ceramic Tile Floor
- Plastered walls and ceiling
- Shelving on three walls and one upper kitchen cabinet
- *Anderson* Window with screen
- Key access

Wine Cellar

- Constructed with masonry walls and ceiling for optimal insulation, humidity and natural temperature control
- Ceramic tile floor
- Under stair storage access
- Key access and exterior light switch with red light to indicate light is on

Great Room

- 25' x 27' Open concept (no lally columns)
- Vinyl wood grain flooring sitting on *Dri-Core* subfloor
- Exposed solid brick wall with crown molding
- Custom imported Italian wood-fired oven (encased in solid brick walls with inspection door and louver vents)
- Wood storage under oven with custom built wood and utility cart
- Granite counter solid wood cabinet lowers and soft close dovetailed drawers
- *Viking Professional* 2-drawer refrigerator
- Solid Wood cabinet lowers with soft close dovetailed drawers with wood countertop coffee station
- Recessed and designer accent lighting (on dimmers)
- Wet Bar with copper sink and bronze pull out faucet and soap dispenser
- Custom Sports-Themed countertop
- Solid Wood cabinet lowers and glass and wood cabinet uppers with soft close dovetailed drawers
- Custom Wine glass rack
- Under counter lighting
- Stainless *Kitchen Aid* dishwasher (barely used)
- Stainless bottom freezer *GE Profile* refrigerator (barely used)
- Two *Anderson* windows with screens
- Built In *Bose* speakers
- Cable and telephone jacks
- Detailed baseboard molding
- Baseboard heat
- Security motion detector
- Access panel for main deck hot and cold water valves

Utility Room/Workshop/Storage

- 12' Work Bench with storage shelves and two 4-gang electrical outlets
- Oil Tank (275 gallons)
- *Superstar Ultra* stainless steel indirect fired Water heater with lifetime warranty
- *Weil-McLain Gold* Oil-fired Boiler (new in 2014) - 5 zone heating
- Electrical Panel 200 Amp service
- Sprinkler head over boiler
- Two *Anderson* windows with screens
- Whole house water filtration system w/bypass option
- 2nd water meter for outside use
- *Rainbird* Model ESP8LXT - 8 zone irrigation programmable timer control system
- 3 ceiling light fixtures
- French drain with brand new *Basement Watchdog* battery back-up and Wi-Fi capability

Garage

- 2 car heated garage with 15' high ceiling
- Two 8'4" x 7'1" insulated *Overhead Door* s with 1/2 hp chain-drive openers and remotes
- Brand new forced hot water *Modine* Heater (January 2022)
- Divided pane insulated window transoms over garage doors
- *Electrolux* Central Vacuum
- Brand new *Thermatru* 3' wide TS210-6PNL steel side door to back yard
- Stand up attic storage over garage with divided pane insulated window
- 10' Workbench with Cabinet uppers and lowers with laminate countertop
- Tool peg board between uppers and lowers
- Storage shelves to ceiling

- Divided pane insulated window
- Direct access to kitchen/family Room with 3' steel door
- Sillcock

Decks, Landscaping, and Other Outdoor Spaces

- Mature, well maintained landscaping designed by *C.L. Thompson Assoc., Register Landscape Architect*
- New sod and mulch laid Spring 2022
- Front entrance portico with bluestone walk and porch, recessed lighting and brand new structural columns
- Side bluestone deck (French door access to family room) with fieldstone wall, mature boxwood hedge, decorative wall trellis, electrical outlet and herb/flower bed
- Spacious back bluestone main deck (French door access to Kitchen) with raised fieldstone walls, sillcock and electrical outlet
- Back bluestone landing and stair way direct access to mudroom
- Custom designed wrought iron rails with epoxy finish on back stairway and Juliette balcony
- Multiple outdoor electrical outlets
- Underground piping for exterior electrical conduit for potential tree well lighting
- *Hunter 7* zone irrigation system with Rain Bird ESP 8-LXT programmable timer control system
- Large propane tank for kitchen range
- Herb garden area, vegetable garden area
- Halogen exterior flood lights (backyard and driveway)
- Decorative exterior light fixtures at side deck, back deck, back stairway and garage side entrances

Construction and Other Highlights

- 12" Foundation walls with 4000psi concrete, reinforced w/#4 rebar 4' on center (horizontal and vertical)
- Lower level floor: 4" 4000psi concrete slab w/ 6x6 reinforced steel wire and 4 mil vapor barrier
- All rooms on Level One and Two have smooth plastered walls and plastered smooth ceilings
- All rooms on Lower Level have smooth plastered walls and plastered textured ceilings (Wine cellar smooth)
- Both deck wall with concrete footings: 2' wide x 6' deep
- 2 x 6 wall Framing, 2 x12 Floor Joist, Double 2 x 12 Headers
- All subfloors: 3/4" tongue and groove plywood (glued and nailed)
- 100% brick exterior walls with Coined corners and detailed chimneys
- Decorative clay chimney toppers
- Dentil molding at top of brick along entire soffit and fascia line
- Steel and Microlam structural beams and framing components
- Triple 2 x 14 Microlam roof frame (main house)
- Double and triple 2 x 14 Microlam roof frame (kitchen/family room)
- *Crestline* insulated divided pane windows and exterior French doors
- *Anderson* lower level windows and screens
- Two Zone central air conditioning
- French Drain system w/ redundant pumps and *Basement Watchdog* battery back-up (New 4/2022) with WiFi capability
- Monitored Fire, Panic and Security System
- Garage floor: 4" 4000psi concrete slab w/6x6 reinforced steel wire and 4 mil vapor barrier
- Asphalt driveway set on dense graded base w/2" of binder and 1" of topcoat
- Exterior sheathing: 1/2" exterior plywood and *Tyvek* wrap
- Outdoor water supply 4 sillcocks - front, back, side and 1 inside the garage

