



ANA SANTOS  
SARA BRANCO

SALES REPRESENTATIVES

## FEATURES FOR 30 INVERLEIGH DRIVE

### HOME GENERAL

- New Built Custom Infill Home with Stucco and Stone
- Hardwood Flooring Throughout
- Custom Oak Stairs with Espresso Stained Treads, White Risers and Spindles
- Custom Oak Box Newel Posts
- Designer Door Levers in Venetian Bronze Throughout
- Potlights and Designer Fixtures Throughout
- Designer Venetian Gold Finish Window Treatment Rods on Main & Upper Floor Master Suite
- Digital Timer Switches for Front Entry and Back Lights including Shed

### Front Door / Exterior

- Double Door Garage
- 4 Car Interlocking Brick Driveway
- Custom Side Lights
- Custom Railing
- Fully Landscaped with Fenced Back Garden

### Front Foyer

- Custom Double Door Walk in Closet with Shelf/Rod & Light



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#### ANA SANTOS

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# A|S

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## MAIN LEVEL

Kitchen, Dining, Family & Great Room w/ Breakfast Nook

- Approximately 1200 sqft

- 9 ft Ceilings
- Open Concept Area | Kitchen Combined with Family & Dining Room
- Sunken Great Room

### Kitchen

- Custom Built Cabinetry Throughout painted in Ancient White
- Antique Brown Granite Countertops Throughout
- Custom Designed Backsplash by Local Artist
- All Drawers Have Full Extension soft close runners
- Designer Marathon Hardware Handles and Pulls
- Under and Above Cabinet Lighting
- Custom Range Hood Complete with Broan PM500 Series Blower
- Pantry with Sliding Pullouts
- Spice Drawer
- Vertical Pan Door
- Granite Composite Under-mount Double Sink
- Danze Single Handle Faucet with Soap Dispenser
- Six Stainless Steel Appliances
- Frigidaire Professional Series Gas Range
- Frigidaire Profession Series Build in Microwave
- Frigidaire Gallery Series Fridge 26 cu ft
- KitchenAid Built in Electric Wall Oven
- KitchenAid Dishwasher
- Kenmore Elite Drink Fridge
- Desk with Matching Granite top, Drawers & pop-up AC/USB power supply

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## Great Room

- West Side Exposure with Mature Cedars and Pear Tree
- 3 Sets of French Doors all Opening to Back Garden
- Custom Builtin Media Center with Sliding Drawer for Easy Access
- 5.1 Surround with Builtin Rear Wall Speakers
- Custom Breakfast Bench w/storage Drawers

## Dining Room

- French Doors opening to front garden with railing

## Powder Room

- Two Piece Powder Room with Custom Painted Vanity
- Artisan Hammered Copper Vessel Sink from Mexico
- Delacora Single Lever Wall Mounted Faucet in Oil Rubbed Bronze
- American Standard Toilet
- Designer Chandelier

## UPPER FLOOR

### Hall Area

- Oversized Linen Closet with Custom Shelves

### Primary Bedroom

- East side exposure with mature maple tree
  - Partially Vaulted Ceiling
  - Hunter Douglas Roller Blinds
  - Custom Silk Curtains with Blackout
  - Walk in Closet
  - Designer Light Fixture

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## 5 PC Ensuite

- Approximately 100 sq ft
- Blue Stone Marble Tile Floor
- Premium Glass Subway Tiles
- Oversized Wall-To-Wall Glass Frameless Shower
- Carrera Honed Marble Mosaic
- Elizabethan Classics Shower Kit & Rain Head
- Capri Soaker Tub
- Delacora Single Handle Wall Mounted Lavatory Faucets
- Custom Modern 80" Vanity with 2 Round Vessel Sinks
- Carrera Marble Countertop
- Modern Chrome Faucets
- Custom Wrap Around Wall to Wall Mirror
- Designer Sconce and chandelier
- Custom Sheer Roman Blind

## Bedroom

- Oversized Closet with Built-in Shelf/Rod

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## 4 PC Bath

- Designer Stone Tile Floor and Shower Including Outer Wall
- Custom Vanity with Modern Square Vessel Sink
- Delacora Modern Chrome Faucet, Tub Filler and Shower Set

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## LOWER LEVEL

### Hall Area

- Empress Brown Marble Tile

### Laundry

- Custom Cabinetry Lower and Upper
- Wash Basin with Designer Faucet
- Empress Brown Marble Tile
- New (2019) LG Washer / Dryer

### Media Room & Gym

- Click Lock Engineered Hardwood Flooring Throughout
- Wired for 5.1 Surround Sound and Projection TV
- Rough In Plumbing for Kitchen

### 3 Piece Bath

- Honed Marble Floor and Wall
- Potlights and Designer Wall Light
- Fairmont Designs Vanity
- Brizo Single Handle Lavatory Faucet
- Vida Toilet
- Doorless Walk-in Shower with Carrera Honed Marble Mosaic Tile

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## Backyard

- Interlock Patio Approximately ~ 330 sqft
- Stained Wood Stairs Spanning 3 Sets of French Doors Leading to Patio
- Flagstone Stepping Stones Leading to Patio off Garage Entry French Doors, Approximately 156 sqft
- Shed with Solid Cement Pad and Electrical Outlets / Lighting
- Interlock Patio off Shed, Approximately 175 sqft
- Newly Constructed Fence on North Side
- Perennial garden – front and back

## ELECTRICAL / MECHANICAL

- Wireless Security System
- Duovac (2015) Central Vac with Attachments
- Keeprite Furnace
- Bradford White Water Tank (rental)
- Carrier Humidifier
- Keeprite AC
- Survey (available upon request)

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