

# 5 Exbury Way

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## **FRONT YARD AND ENTRY**

Professionally landscaped front yard  
Off-street parking area; concrete driveway;  
paver-stone driveway apron  
Archway to covered porch; paneled wood door  
with arched wood-spoked fanlight

## **FOYER / RECEPTION HALL – 27' 10" x 7' 7"**

Ironwork chandelier with glass drops  
Staircase with hardwood treads, wool carpet  
runner and hardwood banister; arched glass  
window at landing; under-stair storage closet  
Walk-In closet / space for future elevator to all 3  
floors  
Cased archways to Formal Dining Room and  
Family Room  
Vestibule hallway leads to Powder Room

## **POWDER ROOM**

Under-mounted white sink set into marble-topped  
console with furniture-style cabinet  
Vanity mirror  
Kohler® toilet  
Diagonally set 12" x 12" marble tile floor  
[NOTE: Chandelier is EXCLUDED]

## **STUDY – 14' 7" x 12'**

Double divided-light glass doors from Foyer fold  
flat to wall  
8' wide windowed alcove: full length divided-light  
windows with divided-light transoms face front;  
two similar windows face the side

## **FORMAL DINING ROOM – 13' x 12' 7"**

Two full length divided-light windows face side  
Swinging door to Kitchen  
[NOTE: Chandelier is EXCLUDED]

## **FAMILY ROOM - 22' 2" x 18' 4"**

Gas log fireplace with and block-paneled wood  
mantel and marble tile hearth and carved-wood  
mantelpiece  
Built in cabinetry with display shelves and  
storage cabinets on each side of fireplace  
Ceiling fan with light  
Floor plugs  
Wall of full length divided-light windows with  
plantation shutters

Pass-through granite serving counter from  
Kitchen  
Cased archway to Wet Bar

## **WET BAR – 7' x 4' 7"**

Under-mounted stainless bar sink with  
gooseneck fixture set into marble counter with  
cabinet storage below  
Glass display cabinets with under-cabinet lighting  
Built-in shelving with bottle-storage rack

## **KITCHEN – 12' 7" x 10' 8"**

Custom cabinetry with under-cabinet lighting;  
under-counter trash slide; wine bottle storage  
rack and corner 2-tier rotating Lazy Susan  
storage unit  
Granite counters with bullnose edging and  
diagonally set 6" x 6" stone tile backsplash with  
inlaid accent border  
Double stainless sink with single lever fixture and  
retractable sprayer head; Insinkerator®  
disposal  
KitchenAid® stainless steel dishwasher  
KitchenAid® stainless steel refrigerator with door  
dispensed ice / water  
KitchenAid® under-counter microwave  
Walk-in pantry with built-in shelves  
KitchenAid® glass-faced, self-cleaning double  
convection ovens  
Island with granite counter; decorative pendant  
lights over island  
Thermador® 5-burner gas cooktop with  
retractable Thermador® downdraft vent  
Open to Breakfast Room

## **BREAKFAST ROOM – 12' 7" x 7' 5"**

Two walls of full-length windows with plantation  
shutters  
Decorative ironwork hanging light fixture  
Divided light glass door to rear yard

## **SECOND FLOOR**

### **SECOND FLOOR LANDING & HALL**

Wood-spindled balustrade overlooks Foyer below  
Walk-In closet / space for future elevator to all 3  
floors  
Doorway conceals staircase to Third Floor

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\* = Per Seller

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## **MULTI-ROOM OWNER'S RETREAT**

Private and Secluded Owner's Retreat with double-door entry from the Second Floor Hall, Separate Sitting Room with Fireplace and Wet Bar

## **PRIMARY SITTING ROOM – 15' x 12' 4"**

11' ceiling  
Double wooden entry doors fold flat to wall  
Gas log fireplace with wood mantelpiece; space for flat screen TV above mantel; built-in display cabinets next to fireplace  
Ceiling fan with light  
Wall of tall windows with plantation shutters  
Carpet  
Cased archway to Primary Bedroom

## **WET BAR**

Kohler® white sink with gooseneck fixture set into tiled counter with cabinet storage below; overhead cabinets

## **PRIMARY BEDROOM – 16' x 12' 9"**

11' ceiling  
Wall of tall windows with plantation shutters  
Recessed lighting  
Carpet

## **LUXURY MARBLE BATH**

Two separate marble-topped consoles: each with white sink, framed vanity mirror and drawer and cabinet space; one with knee-space for vanity area  
Shower with inlaid marble tile accent border, built-in seat, wall-mounted adjustable height hand shower and wall-mounted showerhead with single lever temperature controls; glass enclosure and glass door  
Alcove with glass-block window and whirlpool tub set into marble deck  
Separately enclosed water closet  
Built-in linen cabinet with laundry-drop compartment  
Tile floor with inlaid marble accent tiles

## **TWO WALK-IN CLOSETS:**

### **Walk-In Closet # 1 – 13' 4" x 8' 3"**

Built-in chest of drawers with upper shelves  
Double and single hanging bars  
Shelf towers with shelves  
Carpet

### **Walk-In Closet # 2 – 12' x 8' 3"**

Double and single hanging bars  
Shelf towers with shelves  
Wall-mounted dressing mirror  
Carpet

## **BEDROOM # 2 W/SHARED BATH– 13' x 12' 7"**

Vestibule entry  
Window with plantation shutters  
Ceiling fan with light; recessed lighting  
Walk-in closet with hanging bars, shelves and shelf tower

**Shared Bath:** Each bedroom with separately enclosed solid-surface counter with integral sink, vanity mirror and drawers and cabinets below; connecting door to Kohler® toilet and tub / shower with tile surround and tile floor

## **BEDROOM # 3 W/SHARED BATH– 12' 10" x 12'**

11' ceiling  
Window with plantation shutters  
Ceiling fan with light  
Walk-in closet with hanging bars and shelves  
**Shared Bath** (with Bedroom # 2)

## **LAUNDRY / UTILITY ROOM – 9' 7" x 8' 6"**

Space for full-sized washer and (gas) dryer  
Deep single-basin sink set into tile counter and cabinets below; window with plantation shutters over sink  
Walk-in Closet (6' x 4') with built-in shelves  
Tile floor

## **THIRD FLOOR**

### **THIRD FLOOR LANDING & HALL**

Hardwood staircase with wall-mounted hardwood handrails; Hallway at top of staircase with two walk-in closets (7' x 4' and 9' x 2' 10")

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## **GAME ROOM / OPTIONAL BEDROOM # 4**

### **W/PRIVATE BATH – 21' 8" X 19' 5"**

11' wide windowed alcove with built-in window seat  
Wall-mount for flat screen TV  
Walk-In closet / space for future elevator to all 3 floors  
Two ceiling fans with lights  
Two doors access Attic

### **PRIVATE BATH**

Solid-surface counter with integral sink and cabinet storage below; vanity mirror and wall-mounted vanity lighting  
Kohler® toilet  
Tub / shower; tile surround with embossed accent tiles; wall-mounted showerhead with single lever fixture  
Tile floor

## **2-CAR GARAGE**

Extended driveway for parking multiple vehicles  
Double-width garage door with Liftmaster® opener and light; exterior digital keypad  
Ceiling-mounted lighting  
Storage hooks; wall-mounted shelving  
Covered and lighted portico above garage door

## **OUTDOOR LIVING SPACE**

### **Rear Yard with Brick Privacy Walls**

Park-like setting with mature trees and flowering shrubs  
Elevated wood-planked open-air deck (19' x 7') with wood-picket railings and two staircases  
Stepping-stone pathways  
Building-mounted lighting

## **FEATURES & FINISHES**

Hardwoods unless otherwise noted  
Multi-piece crown molding in most rooms  
Recessed lighting unless otherwise noted  
Outstanding natural light in most rooms  
Extensive use of millwork and moldings, cased doors and archways; multi-piece crown molding  
Lutron® wall-plates, many with dimmer switches  
Rainbird® automatic sprinkler system  
Programmable thermostats  
Plantation shutters on most windows

## **EXCLUSIONS**

- Powder Room chandelier
- Formal Dining Room chandelier

## **PROPERTY INFORMATION**

- 4,125 sq ft home (per H.C.A.D.)
- Built in 2000 (per H.C.A.D.)
- 4,610 sq ft lot (per H.C.A.D.)

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