

# SAMPLE West University Residence

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## **ENTRY**

Brick-edged walkway from curb to porch  
Landscaped grounds with grassy lawn,  
automatic sprinkler system and flagstone  
pathway to driveway  
Recessed and covered porch with block-  
paneled walls, mail drop slot and brick flooring  
Two wall-mounted gas carriage lamps  
Paneled wood door with dual sidelights, glass  
fanlight transom and carved wood  
architectural pediment with dentil-trimmed  
cornice

## **FOYER - 23' 10" x 10'**

Chair rail over block-paneled wainscoting  
Wide staircase (54"+wide) with hardwood  
treads, wood-spindled balustrade, block-  
paneled wainscoting and curled hardwood  
banister  
Multi-piece crown molding  
Decorative brass and glass hanging light fixture  
Cabinet concealing delivered mail receptacle  
Hardwood floor  
Carved, arched and cased openings exiting the  
Foyer

## **PANELED LIBRARY - 13' x 11' 9"**

Divided light French door entry from Foyer with  
glass fanlight transom  
Stained wood chair rail over stained-wood  
block-paneled wainscoting  
Stained wood center desk and two built-ins on  
either side with upper level arches, adjustable  
shelves and pull-out file drawers  
Decorative arched stained-wood divided light  
fixed window over desk  
Two tall (70"+) stained-wood divided light sash  
windows with carved wood casings and  
stained-wood café-style plantation shutters  
10' ceiling height with stained-wood beams and  
dropped-block coffered ceiling  
Ceiling fan with light  
Hardwood floor

## **LIVING ROOM - 20' 6" x 14'**

Four tall (70"+) divided light sash windows with  
café-style plantation shutters

Wood-burning and gas masonry fireplace with  
wood mantel, marble tile surround and marble  
tile hearth  
Recessed spotlight focused over mantel  
Ceiling-mounted speakers  
Multi-piece crown molding  
Hardwood floor

## **POWDER ROOM**

Painted floral sink with custom fixtures set in  
slab travertine counter with cabinet storage  
below  
Vanity mirror  
Crown molding  
Wallpaper  
Hardwood floor

## **DINING ROOM - 16' 5" x 14'**

Decorative hanging light fixture with shades  
Two tall divided light sash windows  
Wallpaper over chair rail over block-paneled  
wainscoting  
Coffered ceiling with multi-piece crown molding  
conceals recessed cove lighting  
Ceiling mounted speakers  
Hardwood floor  
Double wood doors (fold flat against the wall)

## **KITCHEN - 14' x 13'**

Wood cabinets with under-cabinet lighting  
Extra-wide (26"+) slab granite counters  
Center island with slab granite counter, cabinet  
storage and breakfast bar seating  
Wide drawers and cabinets and deep (pan)  
drawers  
Under-mounted Elkay® double stainless steel  
sinks with Grohe® single level fixture with  
retractable sprayer head and disposal  
Large divided light fixed window over sink  
Built-in SubZero® refrigerator/freezer with  
cabinet façade  
Kitchen office with built-in desk, upper level  
shelf storage and cubbies  
Walk-in pantry (7'x10'+x 4' with five wrap-  
around shelves and wall-mounted hooks  
Sharp® Carousel convection microwave  
JennAir® glass-faced, self-cleaning oven with  
convection baking capabilities

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JennAir® 4-burner gas cooktop (set in island)  
with integrated vent  
Maytag® dishwasher  
Multi-piece crown molding  
Ceiling-mounted lighting over island  
Diagonally set 12+x 12+tile floor inlaid with  
contrasting accent tiles  
Open to Breakfast Room

## **WINDOWED BREAKFAST ROOM . 14' x 11'8"**

Wide (14q bay window alcove with divided light  
sash windows and café-style plantation  
shutters  
Decorative hanging light fixture with shades  
Curved counter with display shelves  
Upper-level glass-faced display cabinet  
Multi-piece crown molding  
Ceiling-mounted speakers  
Diagonally set 12+x 12+tile floor inlaid with  
contrasting accent tiles  
Divided light glass door to rear yard and  
covered porch

## **FAMILY ROOM W/BAR . 22' 3" x 19' 3"**

Wood-burning and gas masonry fireplace with  
wood mantel, marble tile surround and marble  
tile hearth framed into hardwood floor  
Recessed spotlight focused over mantel  
Two recessed built-ins on either side of  
fireplace with upper level arches, adjustable  
shelves and cabinet storage below  
Wall of 8qfixed and operable divided light doors  
overlooking rear yard and covered porch  
Ceiling fan  
Multi-piece crown molding  
Ceiling-mounted speakers  
Hardwood floor  
Bi-fold doors conceal Wet Bar

## **WET BAR**

12+x 12+granite tile granite counters with  
drawers and cabinets below  
Pass-through service counter to Family Room  
Under-counter U-Line® refrigerator  
Recessed refrigerated glass-faced Eurocave®  
wine storage cabinet (56+tall)  
Upper level cabinets  
Kohler® bar sink with goose-neck fixtures  
Built-in cabinets with adjustable shelves

Hardwood floor

## **SECOND FLOOR**

### **SECOND FLOOR HALLWAY**

Ceiling height of 9q  
Chair rail  
Tall recessed linen cabinet  
Multi-piece crown molding  
Ceiling-mounted pull-down attic stairs  
Hardwood Floor

### **MASTER SUITE**

#### **MASTER BEDROOM . 22' 3" x 17' 8"**

Double wood door entry from Hall  
Coffered and timbered ceiling to 11qceiling  
height  
Two recessed built-ins upper level arches,  
adjustable shelves and cabinet storage  
below  
Wall of tall (4q10+) divided light sash  
windows with plantation shutters  
Multi-piece crown molding  
Ceiling-mounted speakers  
Hardwood floor

#### **MASTER BATH**

Two separate consoles each with under-  
mounted Kohler® sink with drawers and  
cabinets below  
Vanity with knee space  
Vanity mirrors  
Vanity lighting  
Separately enclosed water closet with  
casement window  
Whirlpool tub with set in 12+x 12+travertine  
tile deck and surround in windowed alcove  
Divided light windows with café style  
plantation shutters around tub  
Glass enclosed shower with 6+x 6+  
surround, seat, and rimless glass door  
Linen closet with laundry-drop compartment  
Multi-piece crown molding  
12+x 12+diagonally set travertine tile floor

#### **WALK-IN MASTER CLOSET – 14' x 10'**

Two built-in chests of drawers, each with 5  
drawers and upper level shelf storage

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Double and single hanging bars with overhead shelf  
Wall-mounted belt / tie/ accessory hooks  
Ceiling-mounted lighting  
Carpet

## **BEDROOM # 2 – 14' x 13' 1"**

Two tall (62+) divided light windows  
Multi-piece crown molding  
Walk-in closet (5q8+x 4q7+) with built-in shelf tower with 5 shelves; single and double hanging bars with overhead shelf; ceiling-mounted lighting and carpet

## **BEDROOM # 3 - 14' 3" x 13' 6"**

Two tall (62+) divided light windows with plantation shutters  
Multi-piece crown molding  
Walk-in closet (6qx 4q7+) with built-in chest of drawers with 4 drawers; single and double hanging bars with overhead shelf; door-mounted dressing mirror; ceiling-mounted lighting and carpet  
Shared bath (shared with Hall)

## **BEDROOM # 4 W/ BATH . 14' 3" x 13' 6"**

Coffered ceiling to 11qceiling height  
Two tall (62+) divided light windows with plantation shutters  
Multi-piece crown molding  
Walk-in closet (7q4+qx 6q with built-in chest of drawers with 4 drawers; single and double hanging bars with overhead shelf; door-mounted dressing mirror; ceiling-mounted lighting and carpet  
En suite bath: Under-mounted Kohler® sink in slab granite counter with drawers and cabinets below; vanity mirror; vanity lighting; casement window over Kohler® commode; tub/shower with tile surround and contrasted glazed accent tile border and 4+x 4+tile floor

## **HALL BATH**

Two under-mounted Kohler® sinks set into slab granite counter with drawers and cabinets  
Vanity mirror  
Vanity lighting  
Medicine cabinet

Privacy alcove for Kohler® commode with upper level cabinet storage  
Tub/shower with tile enclosure with contrasting glazed tile accent border  
Tall divided light sash windows with plantation shutters  
4.5+hexagonal tile floor

## **UTILITY ROOM – 14' x 7'**

Space for full-sized washer and dryer  
Gas and electric dryer connections  
Cabinets over washer and dryer  
Clothes-folding counter with drawers and cabinets below  
Deep stainless steel soaking sink with single lever fixture and drawers and cabinets below  
Casement window  
Wall-mounted wire shelf  
Broom closet  
Multi-piece crown molding  
12+x 12+tile floor

## **QUARTERS OVER GARAGE - 17' 7" x 17'**

Accessed either through garage or via independent exterior entrance  
Carpeted stairway illuminated by divided light sash windows  
Ceiling height of 11q10+  
Ceiling fan with light  
Half-height wall with display shelf  
Recessed alcove (7qx 4q7+) with tall divided light sash windows  
Two walk-in storage closets with double-doors  
Double-door entry to step-in closet with hanging bar and overhead shelf

**Kitchen Area:** Built-in corner counters with drawers and cabinets below; upper level wall-mounted cabinets; Kohler® sink with single lever fixture and space for refrigerator

**Bath:** Solid-surface counter with integrated sink with drawers and cabinets below; vanity mirror; vanity lighting; privacy alcove for commode; shower; and 12+x 12+tile floor

## **OVERSIZED 2-CAR GARAGE**

Automatic door opener on double-width single lift garage door  
Tall built-in cabinet  
Ceiling-level storage shelves

Under-stair storage area

Pedestrian door to large connecting walk-in closet (21q3+x 5q7+) currently with built-in wrap-around widely-spaced storage shelves (suitable for storing large and oversized items)

Walk-in closet has independent exterior door to side yard

## **OUTDOOR LIVING SPACE**

Rear covered porch with brick border; brick steps; recessed lighting; and two ceiling fans

Elevated wood-planked deck level with rear covered porch

Flagstone patio with space for outdoor furniture

Covered brick-edged walkway to Garage and Quarters

Installed basketball goal

Landscaped yard with automatic sprinkler system and yard space for pool or child's fort

Wood privacy fence

## **OTHER FEATURES**

Abundant use of millwork, moldings, finger mold pilasters, archways with keystones, block-paneled wainscoting and carved wood detailing throughout the property

Recessed lighting

Ceiling fan with light in all bedrooms

Hardwood floors with extended height baseboards

Carpet in secondary bedrooms

Zoned (3) air conditioning and heating

Alarm system

- 4,162 sq ft home (per H.C.A.D.)
- Built in 1992 (per H.C.A.D.)
- 12,000 sq ft lot (per H.C.A.D.)

\* = Per Seller

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