

Owner's Description: 1906 Broadway Rd.

Original Southern Homes built in 1999 expanded to 5 Bedrooms, 5.2 Bathrooms, 9000+ sq. ft.

Current owner major renovations 2008-9, adding:

Nanny Suite, upper level, including:

2nd floor corner room
Separate garage entrance
En-suite bathroom
Dedicated Zone Controlled HVAC

Office, main level facing pool, including:

Carlisle Cherry Wood floor with vintage iron nails
Custom Pine bookshelves and cabinets, wainscoting, and baseboard
Rough Cedar, full length ceiling beams
Full height River-Rock wood burning Fireplace, Bubinga live-edge mantle, and Bluestone hearth
65" River-Rock mounted Samsung Smart TV with 6-speaker Surround Sound
Room-wide Lutron Maestro controlled LED ceiling lights
Dedicated Zone Controlled HVAC

Theater Room, lower level, including:

Two tier, 10 seat leather electric reclining seating with full foot rests and cup-holders
10' screen, 4K Projector, and full Surround Sound (see Technology Overview for details)
Custom Maple wood stage, columns, door, and acoustical wall paneling with in-wall speakers
Star-light fiber optic sky ceiling
Wall to wall carpeting
Utility closet, including Sump Pump
Dedicated Zone Controlled HVAC

Pool Table Room, lower level, including:

Brunswick 8' Antique Pine custom Pool Table and custom Pine Pool Cue Rack & Cabinet
Overhead Pool Table Chandelier
Room-wide Lutron Maestro controlled LED ceiling lights
Custom Pine wainscoting and baseboards
60" Samsung Smart TV, wall mounted
8' x 18" Mesquite live-edge Bar Top, seating area, ceiling speakers

Custom 1000 Bottle Climate Controlled Wine Cellar, lower level including:

LPQ 4600 Split System Cooler & Programmable Thermostat
Custom Wood Racks for individual bottles or cases,
5' display platform and corner round display shelves
Hardwood floor with 5' Compass Rose in-lay
Rustic Distressed Spanish-style Hardwood door with iron-grilled window and wall sconces

Living Space, lower level, including:

Full height River-Rock wood burning fireplace with Chestnut mantle and Bluestone hearth
55" Samsung Smart TV mounted on River Rock above mantle with 6-speaker Surround Sound
Custom Pine wainscoting, baseboards
12' Custom Pine Cabinet & countertop with 6 doors and 3 drawers
12' Glass shelves with LED overhead lights
Distressed Wood, shelved Storage Closet
Room-wide Lutron Maestro controlled LED ceiling lights
Wall to wall carpet
½ Bath and Distressed Wood Shelved Storage Closet
9' x 24" Mesquite live-edge Bar Table with rustic pine open, under top shelves, pendant lighting
36" Custom Pine Bar sink and vanity

Game Room, lower level, including:

Full height River-Rock wood burning fireplace with Chestnut mantle
55" Samsung Smart TV mounted on River Rock above mantle with ceiling mounted speakers
Distressed Wood, Shelved Storage Closet
Dual 42" Custom built-in carpeted Toy Boxes
37" Samsung TV on articulated corner mount
Room-wide Lutron Maestro controlled LED ceiling lights
Exterior covered steps to grade

Hockey Room, lower level, including:

27' x 17' Hockey room & floor to ceiling NHL standard ½" HDPE boards, dashers, & kickplates
NHL style, 2 door, "Penalty Box"
Wall to wall Roller blade Floor Tiles
Room-wide protected overhead LED ceiling lights
Flush mounted ceiling audio speakers

Utility Space, lower level, including:

Enclosed, ventilated, racked & wheeled A/V equipment room
Over/Under 22 cu ft full size Kenmore Freezer & Refrigerator
14' x 12' Storage space

Mechanical Room, lower level, including:

Electrical Panels
Security, Phone and Internet connection equipment
Trunk line access to A/V feeds
Furnace
Well Pressure Tank and shut-off
LNG lines and shut-off
Sump Pump
Water Heater

Chef's Kitchen, main level, including:

Sub- Zero Stainless Steel 36" Refrigerator
Sub- Zero Stainless Steel 36" Freezer
48" Wolf Duel Fuel, Duel Oven, 6 Burner & Griddle, Range
Copper finished Viking 52" Range Hood, Poured concrete warming shelf & Sepele in-lay
3 built-in lights, 2 Heat Lamps, Variable speed 1200 CFM fan & light controls
River Rock full height Backsplash with Copper Pot filler
Poured concrete Counter tops with Sepele in-lay
Sepele Island Countertop
2 custom oversized poured concrete Farm Sinks with Sepele in-lay
2 1hp Insinkerator Disposals
2 GE Profile Dishwashers
GE Monogram Ice-maker
Custom "L-shaped" Kitchen Office Desk
Rough Cedar, full length ceiling beams
Room-wide Lutron Maestro controlled LED ceiling lights and ceiling speakers
Over and Under-counter lighting

Utility Area, main level near garage, including:

Full Bathroom with "Pool" shower and linen closet
Bar Sink with Sepele Countertop, vanity, and cabinet
3 Storage Cubby Units and built-in Chest
Bluestone Tile
Bead board wainscoting

Laundry Room, including:

Overhead shelves, hanging space, and countertop
Maytag washer & dryer
Storage Closet
Laundry Chute from second level.
Bluestone Tile

Dining/Living Room, main level, including:

Re-finished Oak Hardwood Floors
10' Walls
55" Wax Candle Chandelier
2 8' 18 Glass Panel French Doors
River Rock wood burning Fireplace with Bluestone Slate in-lay Hearth
Ceiling speakers
Dedicated Zone Controlled HVAC

Family Room, main level, including:

Full 16' height River-Rock wood burning Fireplace, White Oak mantle, and Bluestone hearth
82" over mantle, River-Rock mounted Samsung Smart TV with 6-speaker Surround Sound
Bluestone Tile
Custom Built-in bookcase and cabinets
Rough Cedar, full length ceiling beams
Cedar Tongue & Groove ceiling
Room-wide Lutron Maestro controlled LED ceiling lights
Dedicated Zone Controlled HVAC

Upper Level, including:

Bedroom 1 walk-in closet & Bedroom 2 dual closets, share dual vanity full bathroom, linen closet
Bedroom 3 corner room with walk-in closet, en-suite bathroom
25' walk-in Hallway closet with full length bench shelf and hanging rods
10' x 9' walk-in closet with shelves and hanging rods
Hallway linen closet

Custom Pool, including:

57,000 gallon, 10' deep, Pebble-Tec Emerald Bay In-ground
Custom Boulder Dive Rock
Tanning ledge (15' x 9')
In-water seating around Bluestone swim-up table and umbrella
Deepwater ledge
Dual Sheer Descent, back-lit, water features
Bluestone coping with under-lip lighting
River-Rock pool tile (mixed size)
7' 1000 gallon River-Rock Year-round Spa, Pebble-Tec Emerald Bay, Bluestone coping
River-Rock Pool Tile, Waterfall & Deep standup well
Pentair MasterTemp 400K BTU LNG Heater (2021) for Pool & Spa (heating after pool closure)
Pentair Heat Pump (2022) (primarily for cooling pool)
Pentair IntelliChlor® Salt Chlorine Generator with Mineral Springs BioGuard
Pentair PCP in ground self-cleaning filter system with surface skimmers
Screen Logic Intellicenter Wi-Fi Total Control

Dual sided Full height River-Rock wood burning fireplace (faces Patio & Spa) Bluestone Hearth
Full Patio (front & back) Lutron Maestro controlled LED ceiling lights
Full Patio (front, back, & garage) ceiling speakers, Yard Rock Speakers
Kalamazoo Hybrid 900 Built-in 304 Stainless-Steel grill, (854 sq.”) including 2 x 50k BTU
burners, 4 separate controlled cooking areas 2 x 11k BTU Rotisserie Burners, & Warming Shelf
Cooks with Gas, Charcoal, or Wood logs or chips. Bluestone countertop over dual cabinets

Other Improvements, including:

Indoor/Outdoor climate-controlled kennel (6’x3’/13’x6’) access from both, and fence protected
15’ x 12’ Penn-Dutch Storage/Pool Shed with power & light, single and double door access
10’ x 6’ x 12’h Exterior Storage room with power and light, full height deep shelving
Geometric cut Bluestone Patio Decking (front & back)
Irregular cut Bluestone all pool deck surfaces and sidewalks
River-Rock base, wood frame, roof support posts (front & back)
Grundfos 1½ hp stainless constant speed well pump (2009)
Re-shingle entire roof (to match Nanny Suite addition) GAF Timberline 30 Year Ultra (2008)
Copper Roof covers
Full Exterior painting of all Hardie Plank (2020)
Repave driveway (2015)
ADT Monitored Security (2022) & Property Surveillance (see Technology Overview)
Estate fencing with two locked gates covering front two quadrants
Board-on-board Privacy fencing with one locked gate covering rear two quadrants
DoorBird, remote fob, and remote smart-phone controlled access of gate (see Tech Overview)
Gate incorporates an automatic 1500# magnetic lock preventing unauthorized access
YELP emergency services receiver allows EMS access when gate is locked.
Quarterly Gate Service contract

Current owner’s complete Primary Bed & Bath Renovations, 2022, including:

Chestnut Barn-wood custom bedroom floor
Full Height River-Rock wood burning fireplace
Samsung 66” Smart TV (River-Rock flush mount) with 6-speaker Surround Sound
Walnut custom Scandinavian-style King Bed, 8’ live-edge Walnut Headboard and Nightstands
Walnut trimmed Andersen Windows & Door with authentic structural lintels and hardware
Walnut custom 7’, double-wide doors
Walnut custom back-lit Bookcase
Walnut full-length rustic ceiling beams with authentic rustic hardware
Lutron, motorized programmable window treatments
Room-wide Lutron Maestro controlled LED ceiling lights
Heated, wood-grained porcelain bathroom floor tile
Walnut custom vanities with Onyx countertops & Delta faucet hardware
Copper 66” Bathtub surrounded by River-Rock with Walnut “Flume” stream spout
Walnut custom closet system with 14 hanging compartments (upper 7 motorized hanging rods)
Oversized shower with stone tiles, smoked glass easy-touch sliding door
Sky-light, Lutron Maestro LED lights and speaker. Dedicated Zone Controlled HVAC