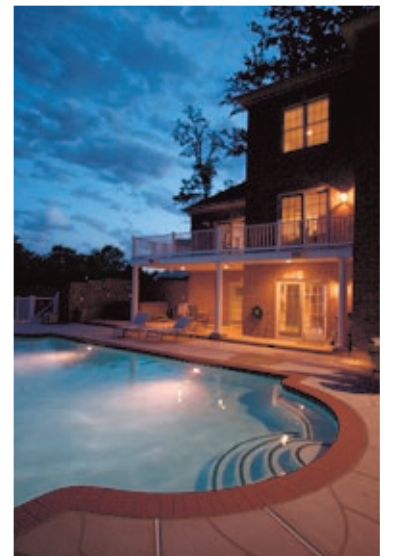
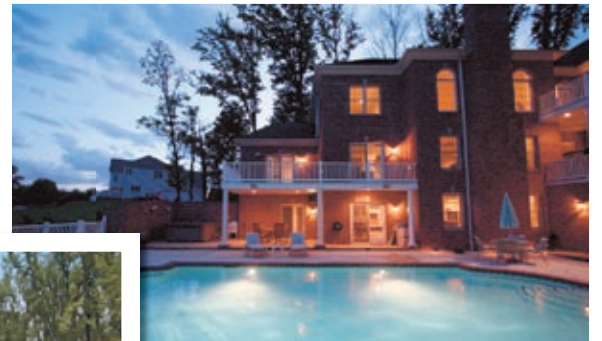


15 BATTER BROOK COURT



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GENERAL

5351 finished sq ft on 1st and 2nd floors
3004 sq ft finished on walkout lower level
Total of 8355 finished sq ft
9" ceilings on all three levels
Very open floor plan
All brick colonial
4 car garage with 4 garage doors and openers
4.63 acres (approximately 3.5 acres is wooded with 24 acres of woods behind)
End of cul-de-sac
Electrical
400 amp service
Decora switches and receptacles throughout
Dimmer switches control most lights
Home entertainment and control
Whole house audio distributed through 12 zones with up to 21 music audio sources
22 pairs of speakers (17 inside, 5 outside) with local volume controls
Additional locations wired for speakers and volume controls
Infrared control system throughout
Video distribution system currently setup for 24 televisions/monitors (easily expandable)
Additional locations wired for video distribution TV
Ability to use phone system as intercom/paging system
Cat5 wiring throughout (phone and network connections abundant)
Central vac on all 3 levels
Hard wired security system throughout
Includes smoke and heat detectors
Security cameras
Natural gas furnaces
3 zone temperature control
Andersen doors and windows throughout
Trim
Consistent trim on all 3 levels
5 1/4" base
3 1/2" door and window casing
Rosettes on all doors and windows
All arches are cased out with wood jambs, rosettes, and casing

EXTERIOR

All brick colonial
Brick soldier detail and keystones on all doors and windows on all sides
Brick columns at entrance to driveway with lights on top
3 decks with "Dex-O-Tex" waterproof decking material
Brick lights and coach lamps on each deck
Outdoor stereo speakers on each deck
Dimension One hottub
Seating for 8
Dual jet pumps
Brick privacy wall
Pair of outdoor stereo speakers
18 1/2' X 40' in-ground sports pool
Steps and benches at each end
Natural gas fired heater
Vinyl fence that matches deck rails
10' wide concrete deck all around
River rock flower beds between pool deck and fence
Covered deck adjacent to pool
TV wall mount bracket and TV
Infrared receiver
Access to pool from 3 french doors

on lower level and brick steps leading down from kitchen deck
Pair of outdoor stereo speakers
Covered front entrance with 2 story brick arch
Brick pavers
Double 8' tall entrance doors with leaded glass panels
Doorbell with camera and intercom that connects with phone system
Coach lamps
Recessed light
Covered second entrance with 4 columns
Brick pavers
Coach lamps
Concrete steps leading down to pool area from back of driveway
Professionally landscaped
6"x6" tumbled stone pavers define flower beds
River rock "mulch" in flower beds
Low voltage metal lightscaping surrounding house

MAIN FLOOR

FOYER (11'-0" X 18'-10")

2 story grand foyer
Double 8' tall entrance doors with leaded glass panels
Baldwin door hardware
Marble floor with detailed inlay
Arch with columns leading to living room
Arches leading to dining room and family room
Custom chandelier
Oak stairs with oak rails and spindles leading to 2nd floor
Oak stairs with oak rails and spindles leading to lower level
Stereo speakers and volume control

DINING ROOM (13'-1" X 17'-0")

Marble floor with detailed inlay
Arches leading to foyer and family room
Wainscoting, chair rail, and picture framing
Double crown molding
Custom paint
Custom chandelier
Custom blinds
Stereo speakers, volume control, wired for IR

LIVING ROOM (13'-4" X 15'-10")

Marble floor with detailed inlay
Arches with columns leading to foyer
Chair rail
2 piece crown molding
Recessed lights
Glass French door leading to sunroom
Custom blinds
Wired for stereo speakers and volume control

LIVING ROOM HALL/GALLERY

Hardwood floors
Art niche with accent lighting
Recessed lights

SUNROOM (15'-8" X 18'-0")

Currently used as exercise room
2 glass French doors, 1 leading to living room, 1 to library hall
13"x13" ceramic tile set on diagonal
Chair rail
2 piece crown molding
Recessed lights
Sliding doors leading to deck
Stereo speakers, volume control, IR receiver
Volume control for deck
TV and mount on wall
Custom blinds

LIBRARY (10'-10" X 13'-6")

Double glass pocket doors
Hardwood floors
2 piece crown molding
Recessed lights
Sliding doors leading to deck
Stereo speakers, volume control, IR receiver
TV and mount on wall

SUNROOM/LIBRARY DECK (303 SQ FT)

"Dex-O-Tex" waterproof decking material
Sliding doors leading to sunroom and library
Coach lamps
Vinyl rails
Outdoor stereo speakers
Brick lights

FORMAL POWDER ROOM

Marble floors set on diagonal
2 piece crown molding
Custom accessory shelf
Recessed lights
Custom wall sconces
Kohler "Garden Bandana" vessel lavatory
Kohler "Serif" toilet
Custom mirror and accessories

FORMAL COAT CLOSET

Closet rod and shelves

FAMILY ROOM (21'-8" X 23'-6")

2 story ceiling
Open to loft/overlook above
Masonry wood burning fireplace
Floor to ceiling brick surround
Raised brick hearth
Convertible to natural gas
Arched inset with herringbone pattern
Hardwood mantel
Arches leading to foyer and dining room
Cherry bar with granite top
GE Monogram under counter beverage cooler
Wine rack
Glass doors on wall cabinets with in cabinet and under cabinet lighting
2 art niches at 2nd story level
Hardwood floors
Recessed lights
Stereo speakers, volume control, IR receiver

KITCHEN (16'-1" X 24'-2")

Cherry cabinets with medium honey finish
Varying heights and depths for unique, custom look
Pullout drawers on hinged base cabinets
2 built-in trash containers
Granite countertops
Granite backsplash behind range runs to ceiling with custom, decorative ceramic tile niche
Full height custom ceramic tile backsplashes
All GE Monogram stainless steel appliances
48" dual fuel range
6 gas burners that range from simmer to high output
Gas fired griddle with cover
Extra large electric convection oven
Can accommodate commercial size baking sheet
Self cleaning
Smaller second oven
Can accommodate standard size baking sheet
Includes "proofing" mode
48" tapered sided ventilation hood

Removal stainless steel baffles
Dual ventilation fans
Warming lamps
Halogen lights
30" electric convection wall oven
30" warming drawer
Built-in microwave
Dishwasher
Chef's washer (ability to accommodate much larger pots and more odd shaped items than typical dishwasher)
36" all refrigerator
36" all freezer with electronic ice maker
4' X 10' island
Food prep sink with garbage disposal
Overhang on one end for bar stools
5' hammered steel Enclume pot rack above island
10' breakfast peninsula
Double bowl stainless sink with garbage disposal
Breakfast bar
Separate writing desk with built-in file drawer
Walk-in pantry
Approximately 5' X 8'-6"9'
Custom wood shelving
Hardwood floors
Recessed lights
Stereo speakers, volume control, IR receiver
Volume control for deck speakers
Sliding doors leading to deck

KITCHEN DECK (524 SQ FT)

"Dex-O-Tex" waterproof decking material
Coach lamps
Vinyl rails
Outdoor stereo speakers
Brick lights
Deck above to shelter barbecue area
Recessed light over barbecue area
Natural gas supply for barbecue
Brick steps leading down to swimming pool area

BREAKFAST ROOM (11'-5" X 15'-0")

Custom chandelier
Hardwood floors
Wired for stereo speakers and volume control

MUD ROOM

Coat closet
Closet rods and wood shelving
Custom, adjustable shoe shelving
Built-in bench
Hardwood floors
Door leading to garage
Door leading to second entrance with custom blinds
Recessed lights

POWDER ROOM

Kohler "Revival" toilet and pedestal sink
Wood floors
Half wall with granite accessory shelf
Recessed lights
Custom wall sconce
Custom blinds
Custom mirror and accessories

LAUNDRY ROOM

Generous amount of white cabinets - base and wall
Built-in trash container
Laundry chute from master bedroom
Ceramic tile floor
Ceramic tile counters with full height backsplash
Under counter washer and dryer
Shelf and rod

Recessed lights
Wired for stereo speakers and volume control
Custom blinds

BACK STAIRWAY

Oak stairs with oak rails leading to 2nd floor
Recessed lights

2ND FLOOR

LOFT/OVERLOOK (8'-0" X 28'-0")

Wood floors
Recessed lights
Decorative wall sconces
Wired for stereo speakers and volume control
Overlook to foyer and family room
Linen closet

BEDROOM TWO (12'-1" X 14'-6")

Wall-to-wall carpet
Stereo speakers, volume control, IR receiver
Recessed lights
Custom blinds
Walk-in closet

Custom, adjustable wood shelving

Recessed lights

Full bathroom

Bathtub with custom, decorative ceramic tile surround
Moentrol shower valve with fixed shower head
Ceramic tile floor
Maple vanity
Granite countertop
Recessed lights
Custom mirror and accessories

BEDROOM THREE (13'-6" X 13'-10")

Wall-to-wall carpet
Stereo speakers, volume control, IR receiver
Recessed lights
Custom blinds
Walk-in closet
Custom, adjustable wood shelving
Recessed lights

Full bathroom

Bathtub with custom, decorative ceramic tile surround
Moentrol shower valve with fixed shower head
Ceramic tile floor
Maple vanity
Granite countertop
Recessed lights
Custom mirror and accessories

MASTER SUITE

MASTER BEDROOM (17'-9" X 26'-4")

Double entrance doors
Wall-to-wall carpet
Stereo speakers, volume control, IR receiver
Tray ceiling
TV niche and TV in tray ceiling
Art niche with accent lighting
Two sided fireplace
Marble surround
Raised marble hearth
Hardwood mantel

Storage closet

Custom, adjustable wood shelving
Recessed lights
Laundry chute to laundry room
Morning room
Custom blinds
Recessed lights

MASTER SITTING ROOM (13'-1" X 13'-

2")
Double entrance doors
Wall-to-wall carpet
Stereo speakers, volume control, IR receiver
Custom blinds
Wet bar
Cherry cabinets with granite countertop
Glass doors on wall cabinets with in cabinet and under cabinet lighting
Wine rack
Scotsman undercounter refrigerator/freezer
Cast iron sink

MASTER BATH (15'-0" X 19'-2")

Double entrance doors
Huge walk-in shower (40 sq ft)
Custom ceramic tile surround with detailed granite inlay
2 Moen 3-way shower valves
2 Moen fixed shower heads
Moen hand held shower head and bar
2 large body jets
2 small body jets
2 built-in recessed shampoo bottle niches
Granite soap dish
Granite bench seat
Glass blocks (curved and straight on tub wall)

Ceramic tile floor with detailed granite inlay

Double cherry vanities

Cherry dressing table

Granite countertops

See though Two sided fireplace

Custom granite surround with double edge detail

Separate water closet

Kohler "Portrait" toilet and bidet

Stereo speakers, volume control, IR receiver

TV niche and TV

2 person whirlpool

Inline heater

Custom, removable cherry surround

Linen closet

Custom mirrors and accessories

Vestibule leading to deck and walk-in closet

Cherry storage cabinet

Granite countertop

French door to deck

MASTER DECK (130 SQ FT)

"Dex-O-Tex" waterproof decking material

Coach lamps

Vinyl rails

Outdoor stereo speakers

Brick lights

WALK-IN CLOSET (10'-0" X 15'-0")

His and her sides
Custom, adjustable wood shelving
Double height closet rods
Pull-down stairs leading to attic furnace

LOWER LEVEL

GENERAL NOTES

Walkout/daylight finished lower level
Open floor plan flowing from recreation area through bar area and entertainment area
Consistent design and quality to match rest of house
Ceramic tile flooring throughout entire lower level

Daltile French Quarter with pattern

consisting of 18x18, 12x18, 12x12, 6x12, and 6x6 sizes
Color is Mardi Gras

POWDER ROOM

Recessed lights
Custom wall sconces
Kohler black "Dolce Vita" vessel lavatory
Kohler black Serif toilet
Accessory shelf
Custom mirror and accessories

FULL BATH

Near sliding door that leads to swimming pool area
Can be used as full bath or 2 separate sections/water closet and shower/changing room

Water closet section

Kohler Serif toilet
Vanity with cultured marble top
Kohler urinal
Accessory shelf
Recessed lights
Custom mirror and accessories

Shower/changing room

Steam shower
Steamist brand steam generator
Equipped for aromatherapy
Two controls, 1 inside and 1 outside shower
Custom ceramic surrounds
Two benches able to accommodate four people seating for four
2 shower controls
Fixed shower head
Hand held shower head and bar
Recessed light

Recessed lights

Changing area

Redwood benches
Redwood and brass clothes hooks
Open towel storage

RECREATION AREA

Numerous art niches with accent lighting
Built-in benches
4 pairs of stereo speakers and volume controls
2 volume controls to control pool and hot tub speakers
Two infrared controls
Two TV's mounted on walls
Masonry wood burning fireplace
Floor to ceiling brick surround
Raised brick hearth
Convertible to natural gas
Hardwood mantel
Recessed lights
Two sets of sliding doors leading to swimming pool area
Three full sized windows

BAR AREA

In-wall keypad with infrared for entertainment system control
Recessed lights
Custom hanging lights
Oversized cherry bar
2 tiers
18x18 ceramic tile top with stain-less edging
Foot rest all around
Cherry surround
2 built-in trash containers
Built-in stainless dishwasher
Build-in stainless convection microwave oven
Back bar with custom cherry shelving and mirrors
Undercounter Sub-zero freezer with

icemaker
Cold tech glass door beverage cooler
Under cabinet lighting
TV niches with 3 TV's
Storage room
Custom wood shelving

WORK ROOM

Concrete floor (not ceramic tile)
Built-in work bench
Central vac unit
Natural gas furnace
2 natural gas 75 gallon water heaters

ENTERTAINMENT AREA

Full width, floor-to-ceiling entertainment wall
65" rear projection television
Two 32" televisions
Two Middle Atlantic audio/video racks
Two B&K CT610 six zone receivers
Various audio and video components
Six surround sound speakers

EQUIPMENT CLOSET

3' wide closet behind entertainment wall
Access for all racked audio and video components
Location for various control equipment
Modulators and video distribution
Phone and network equipment
Camera controls
Security equipment
Termination point for all homerun cables
Cat5 for phone and network
Coax for video distribution
DirecTV and cable feeds
Security wiring
Infrared control
Speaker wires

WINE CELLAR

Combination of modular and custom redwood wine racking
Able to accommodate over 1100 bottles
Recessed lights
Wiring for future cooling system

GUEST SUITE (OVER 600 SQ FT)

Double entrance doors
Large bedroom with sitting area
Two full sized windows
French doors leading to swimming pool area
Full bathroom
Separate shower with custom, decorative ceramic tile surround
2 shower controls and 2 fixed shower heads
Whirlpool tub
Kohler "Revival" pedestal lavatory
Separate water closet
Recessed lights
Custom mirror and accessories
Walk-in closet
Custom wood shelving
Decorative wall sconces
Custom blinds

