



Features List

SYSTEMS:

- Carrier Heating/cooling system for First Floor and Lower Level with built in Humidifier
- Carrier Heating/cooling system for 2nd Floor new in 2023
- Navien Condensing Water Heater
- VacuMaid Internal home vacuum system
- Nutone vacuum system in garage
- Control4 Home Automation System (audio/video/lighting)
- 10 Zone Irrigation System with B-Hyve Smart System controlled via App
- Hard wired smoke detectors and carbon monoxide detectors

FIRST FLOOR LIVING ROOM AND MUDROOM AREAS:

- Darlana Extra Large Double Cage Lantern Chandelier from Visual Comfort
- Haiku Ceiling Fan 84" Aluminum
- Sony 65" Smart TV with sound bar
- Electric remote controlled fireplace
- Pottery Barn custom upholstered couch, custom upholstered swivel chairs, coffee table, plus side tables and area rug
- Two recliner leather chairs, glass side table, large custom upholstered ottoman, area rug
- Custom light filtering blinds
- Front Hall Custom cubby area - Carpenter designed and installed
- Back Hall Custom cubby area - Carpenter designed and installed
- Grass Cloth Wallpaper in Back Hall

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KITCHEN & DINING AREA:

- Bosch appliances: Refrigerator, Double Oven, 5 Burner Gas Stove, Hood, Under Counter Microwave
- Commercial Keurig Coffee Maker with direct water line
- Electric remote controlled fireplace
- Custom counter and bar height upholstered chairs
- Custom upholstered arm chairs as well as Serena & Lily chairs at main dining table
- Custom made live-edge dining table

FIRST FLOOR PRIMARY SUITE:

- 55" Samsung mounted TV
- Pottery Barn Canopy Bed, bedside tables, desk and chair
- Custom blackout blinds
- Pottery Barn white shelving in Primary Bathroom
- Jacuzzi 8 Jet whirlpool tub
- 4' x 7' Shower with rainhead and handheld fixtures

2ND FLOOR BEDROOMS AND LOUNGE AREA:

- Custom blackout blind systems on 1/2 round windows and regular windows in 3 bedrooms on 2nd Floor
- Custom blackout decorative drapes in 3 bedrooms on 2nd Floor
- 55" Picture Frame TV
- Lounge area couch, chair, ottoman, rug
- Bedroom with King bed, bedside tables, upright dresser, console table
- Bedroom with Queen bed, bedside table, dresser with mirror, lounge chair and ottoman
- Bedroom with Bunk Bed Twin over Double, dresser

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ENTERTAINMENT ZONE (LOWER LEVEL):

- Custom Bar with Uline double beverage refrigerator, Uline ice maker, Bosch dishwasher, and Marvel
- Keg Refrigerator with 2 Taps
- 40" Samsung mounted TV on Bar
- 4 Custom upholstered bar height swivel chairs
- Pool Table (7.5 ft.)
- Shuffleboard Table (12 ft.)
- Dart Board
- Wine Bar with Uline double wine refrigerator
- Home Theatre JVC 4K Laser Projector with 105" x 60" screen and surround sound
- Leather sectional with reclining seats, coffee and console tables, area rug
- Custom blackout blinds throughout Lower Level, Office, and Lower Level Bedroom
- 40" Samsung mounted TV in unfinished basement used as workout area
- Bedroom with LL Bean Lakehouse Queen Iron Bed, bedside tables, dresser

OFFICE:

- 47" Samsung mounted TV
- 2 Dual Screen arms set up
- House is outfitted with a Control4 home automation system which controls home audio and lighting. The lower level media room consists of the 5.2 audio system with a 4k laser projector (screen is 105 inch x 60 inch). Easy access through the Control4 App.

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LAUNDRY ROOM:

- Samsung Front Loading Washer and Dryer

GARAGE:

- Oversized 5 car capacity
- Modine Direct Gas Line Heater
- 9 installed cabinets, 7 rolling cabinets, workbench
- GE Large Capacity Refrigerator
- Nutone mounted Vacuum System
- Retractable mounted hose system
- Flooring - epoxy flooring throughout

GOLF CART:

- GOLF CART: EZ Go Golf Cart with MadJax Genesis 250 Rear Seat Kit

OUTDOOR FEATURES:

- Sundance 680 Edison 7 person 35 Jet 350 gallon Hot Tub
- Sunbrite Outdoor 55" TV
- Outdoor granite top Charbroil Kitchen
 - Direct propane line 5 Burner Grill
 - Refrigerator
 - Direct water line Sink
 - Custom made cover
- 11 Ft. Offset Umbrella over grill area
- Large fenced in area in backyard for dogs/kids
- Reeds Ferry Shed 20 Ft. x 14 Ft.
- Teak furniture upper and lower decks, other outdoor furniture
- Goalrilla 60" in Ground Basketball hoop with yard guard and pole pad

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ADDITIONAL FEATURES:

- Artwork, wall art, & decorative accessories throughout house, many from local artisans, including 3 metal prints on Lower Level from local NH photographer Jeremy Noyes