

30 Shorewood
Long Island Nassau County Style Home
Features and Attributes

Master bath, Main floor:

1. There is an area roughed-in for a future bath tub, which includes water, drainage, plus two electrical circuits, one for the whirlpool pump, the other for the tub water heater.
2. There is an electric toe-space heater installed and on a timer for "quick heat" when taking a shower.
3. Audio speakers are installed in both the shower and bath area.

Master Bedroom, Main floor:

1. Outlets beside bed are switched at both the bedside location and beside the entry door.
2. There is a Natural gas fireplace in the bedroom.....Cozy!.

Powder Room (near front entry):

1. Kohler lavatory sink is hand-made with 14 carat gold in-lay, and includes a Kohler "Finial" faucet; very "high-end".

Dining Room:

1. Includes three dimming light sources for infinite lighting moods.

Great Room:

1. Two floor electrical outlets for power to lamps without cords showing.
2. Natural gas fireplace.

Entry/Staircase area:

1. What more can be said....Awesome!

Kitchen:

1. Viking commercial quality range (natural gas cook top and grill, electric oven), Viking dishwasher, Viking interior in custom range hood, Viking wine cooler. DCS microwave, convection wall oven, and warming oven.
2. Walk-in pantry

Laundry:

1. Removable laundry basket in special roll-out cabinet.
Broom storage closet inside laundry room.
2. Stainless steel 10" deep laundry sink.
3. Roughed-in for either natural gas or electric dryer.

Garage:

1. Large, 800 sq. ft. with large storage area in garage attic (used "attic trusses" to accomplish this).
2. Ten foot wide garage doors (two foot wider than normal garage).
3. Concrete garage floor is 6" thick concrete
4. Garage is fully heated, on its own heat zone, by in-floor hydronic heat.

Master Bedroom upstairs:

1. Outlets beside bed switched at two locations.
2. Natural Gas fireplace in bedroom.

Master Bath upstairs:

1. Electric toe space heater for "quick heat".
2. Audio speakers inside both shower and bath area.

Library:

1. Mahogany built-in cabinetry.
2. Wired with Cat-5E wiring.

Recreation Room in basement:

1. Full bar which includes Stainless steel sink and under-counter refrigerator.
2. Fireplace installed in Rec. Rm.
3. Trim wood is "Northwest style" clear fir.

Craft Room / Artist Studio in basement:

1. Roughed in for future sink.
2. High intensity lighting installed.

Storage Room/Shop area in basement:

1. Includes work bench

Outside deck area, main floor:

1. Constructed with "Ipe" hardwood.
2. Size is 14 ft x 30 ft. (420 sq. ft.).
3. Outside waterfall

HVAC & Heating system:

1. Natural Gas boiler system with in-floor hydronic heat throughout, including garage.
2. Control system is computerized for maximum efficiency and includes ten zones (thermostats in every room for best heat control). Control system senses outside air temperature and automatically adjusts boiler water temperature for maximum efficiency.
3. Domestic hot water tank is heated from the boiler, and has a re-circulating system (never run out of hot water and it's always hot at every faucet).
4. Two air conditioning systems with controls integrated into the heating system.
5. Two automatic "air-to-air" outside air exchange systems.

Misc., Inside:

1. Built-in central vacuum system with tool kits for both upstairs and main floor.
2. Lighting is installed in all bedroom closets.
3. House is pre-wired for a lighting control system.
4. Stereo-speaker-Audio Visual system has two main control centers, with volume controls in each room.
5. House is pre-wired with Cat.5 wiring, and is integrated into the house Audio-visual/telephone/speaker system.
6. House is pre-wired for TV in every room.
7. Flooring is "Cumaru" Brazilian Teak hardwood.
8. All faucets/fixtures are Kohler high-end. Bath tub is Bain-Ultra, again high end.

Misc., outside:

1. Outside Irrigation system for lawn/flower bed water sprinkling.
2. Waterfall/pond feature in back yard.
3. All driveway and sidewalks are installed with concrete pavers.
4. Yard is fully landscaped.
5. Extra electrical conduit is installed throughout yard for future landscape lighting.
6. Natural gas outlets both on the lower (basement) patio area, along with an outlet on the main floor outside deck, for a future NG fueled BBQ installation at either area

Interior Design:

CDK Interiors

"Charlotte Kienast"

360-380-4177 Shop

Note:

Some furnishings are available for purchase.