

ROOM COUNT AND DESCRIPTIONS

ROOM 1

- **Type:** Master Bedroom
- **Level:** Upper 1
- **Length:** 21'
- **Width:** 15'
- **Features:** Private 10'x6' Balcony, Crown Molding, 10 ft Trey Ceiling w/ indirect lighting, Fireplace – Gas w/ Blower, Flooring - Hardwood, Walk-In Closet (12.5'x10.5'), Wet Bar, Chandelier

ROOM 2

- **Type:** Master Bathroom Ensuite
- **Level:** Upper 1
- **Length:** 18'
- **Width:** 8'
- **Features:** Double Sink, Flooring - Tile, Wet-Room Jet Soaking Tub, Double Head Shower, Body Spray, Countertop(s) – Quartz, Double Sinks, Linen Closet

ROOM 3

- **Type:** Bedroom #2
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 14'
- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 4

- **Type:** Bathroom #2 Ensuite
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 5'
- **Features:** Tub Shower, Flooring – Tile, Built-ins

ROOM 5

- **Type:** Bedroom #3
- **Level:** Upper 1
- **Length:** 11'
- **Width:** 14'
- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 6

- **Type:** Bathroom #3 (Jack & Jill) Ensuite
- **Level:** Upper 1
- **Length:** 14'
- **Width:** 9'
- **Features:** Flooring - Tile, Countertop(s) - Quartz, Double Sink, Separate Shower Room

ROOM 7

- **Type:** Bedroom #4
- **Level:** Upper 1
- **Length:** 14
- **Width:** 15
- **Features:** Ceiling Fan, Flooring - Hardwood, Walk-In Closet

ROOM 8

- **Type:** Laundry
- **Level:** Upper 1
- **Length:** 20'
- **Width:** 8'
- **Features:** Flooring - Tile, Built-Ins

ROOM 9

- **Type:** Foyer
- **Exists:** Yes
- **Level:** Main
- **Length:** 25
- **Width:** 12
- **Features:** 20' Ceiling Height, Chair Rail, Built-Ins, Crown Molding, 2 Closets

ROOM 10

- **Type:** Main Kitchen
- **Level:** Main
- **Length:** 19'
- **Width:** 15'
- **Features:** Built-Ins, Countertop(s) – Quartz & Butcher Block, 11' Island Crown Molding, Flooring - Hardwood, Double Sink, Oven/Range – Gas, Double Dishwashers, Wall Microwave, Wall Oven #2

ROOM 11

- **Type:** Living Room
- **Level:** Main
- **Length:** 19
- **Width:** 15
- **Features:** Open to Kitchen, Double Atrium Doors to Rear Screened Porches, Crown Molding, Flooring - Hardwood, Fireplace – Gas w/ thermostat & Blower, Ready for Chandelier or Ceiling Fan, Location For Door to Convert In-Law Bedroom to Office

• **ROOM 12**

- **Type:** Screened Porch
- **Level:** Main
- **Length:** 18'
- **Width:** 12'
- **Features:** Flooring – Porcelain Tile Plank Herringbone pattern, Fireplace - Gas, Cathedral 6" T&G Plank Ceiling with Beams, 2 Screen Doors, Adjacent Grill Porch w/ Gas for Out Door Kitchen

ROOM 13

- **Type:** Breakfast Room
- **Level:** Main
- **Length:** 10
- **Width:** 7
- **Features:** Flooring – Hardwood, Open to Kitchen, Surrounded by Windows, Chandelier

ROOM 14

- **Type:** Mud Room

- **Level:** Main
- **Length:** 7
- **Width:** 9
- **Features:** Access From Kitchen to Garage, Flooring - Tile, Built-ins, Bench Seat, Coat Closet

ROOM 15

- **Type:** Butler Pantry
- **Level:** Main
- **Length:** 7
- **Width:** 9
- **Features:** Between Kitchen & Dining Room, Beverage Sink, Crown Molding, Flooring - Hardwood, Built-ins, Under Counter Wine Chiller, Walk-in Shelf Pantry

ROOM 16

- **Type:** Formal Dining Room
- **Level:** Main
- **Length:** 15'
- **Width:** 15'
- **Features:** Flooring - Hardwood, Trey Ceiling, Double Pocket Doors, Crown Molding, Atrium Door to Veranda

ROOM 17

- **Type:** Half Bath Hall Powder Room
- **Level:** Main
- **Length:** 4'
- **Width:** 7'
- **Features:** Flooring - Tile, Chair Rail, Pocket Door

ROOM 18

- **Type:** Bedroom #5 on In-Law Ensuite
- **Level:** Main
- **Length:** 4'
- **Width:** 7'
- **Features:** Flooring - Hardwood, Ceiling Fan, Closet, Sliding Door to Private Covered Patio, Alternative Use as Office as or w/ Door installed to Living Room

ROOM 20

- **Type:** Bathroom In-Law Ensuite
- **Level:** Main
- **Length:** 11'
- **Width:** 8'
- **Features:** Flooring - tile, Countertop(s) - Quartz, Double Sink, Shower, Linen Closet

ROOM 21

- **Type:** In-Law Laundry Room
- **Level:** Main
- **Length:** 4'
- **Width:** 4'
- **Features:** Flooring – Tile, Ready for Stack Washer/Dryer

ROOM 22

- **Type:** In-Law Kitchen
- **Level:** Main
- **Length:** 9'
- **Width:** 16'
- **Features:** Flooring - Hardwood, Built-Ins, Counters – Quartz, Eat At Island, Microwave, Refrigerator w/ Ice Maker

ROOM 23

- **Type:** In-Law Living Room or Study
- **Level:** Main
- **Length:** 15'
- **Width:** 15'
- **Features:** Open to Kitchen, Flooring - Hardwood, Fireplace – Gas w/ blower, Alternative Use As Office

ROOM 24

- **Type:** Game Room
- **Level:** Lower
- **Length:** 36'

- **Width:** 29'
- **Features:** Flooring – LifeProof® Plank Vinyl, Fireplace - Gas, Covered 8'x10' Walk-out, 2nd Mud Room, Walk-in Closet(s), 10' Wet Bar, Arcade Wall, Pool Table Area, Card Table Area

ROOM 25

- **Type:** Guess Bedroom #6
- **Level:** Lower
- **Length:** 15'
- **Width:** 12'
- **Features:** Flooring – Carpet, Walk-In Closet, Ceiling Fan, Possible Office Use

ROOM 26

- **Type:** Bathroom Ensuite
- **Level:** Lower
- **Length:** 12'
- **Width:** 9'
- **Features:** Flooring - Tile, Tub Shower, Linen Closet

ROOM 27

- **Type:** Half Bath Powder Room
- **Level:** Lower
- **Length:** 6
- **Width:** 6
- **Features:** Flooring - Tile

ROOM 28

- **Type:** Theater Room
- **Level:** Lower 1
- **Length:** 20'
- **Width:** 15'
- **Features:** Flooring – Carpet, Tiered Levels, Trey Ceiling, Theater Wall Sconces, Pre-wired, Electronic Closet w/ Whole-House Wifi Network

ROOM 29

- **Type:** Laundry Room #3 - Utility Room

- **Level:** Lower
- **Length:** 12'
- **Width:** 15'
- **Features:** Flooring – Finished Concrete, Full Washer/Dryer Hookup, Sump Pump w/ Battery Backup & 2nd Pump, Dehumidifier

ROOM 30

- **Type:** Exercise Room
 - **Level:** Lower
 - **Length:** 13'
 - **Width:** 10'
- Features:** Flooring – LifeProof® Plank Vinyl, Ceiling Fan, TV Feed

ROOM 31

- **Type:** Wine Cellar
- **Level:** Lower
- **Length:** 10'
- **Width:** 6'
- **Features:** Flooring – Tile, Countertop – Quarts, Racks for 300 Bottles, Room Chiller

ROOM 32

- **Type:** Front Veranda & Gazebo
- **Level:** Exterior
- **Length:** 75'
- **Width:** 7'
- **Features:** Flooring – Porcelain Tile Plank Herringbone pattern, Total under roof w/ 16" additional Eaves, Cathedral Ceiling in Gazebo w/ Ceiling Fan

ROOM 33

- **Type:** 3 Car Attached Garage
- **Level:** Exterior
- **Length:** 28'
- **Width:** 31'
- **Features:** 12' Ceiling, 16' Electric Door & 9' Electric Door, 2 Walk in Doors

