

# The Reality Homes Edge

## “The Country Manor House”

### 6723 Valley Brook Dr.

#### Lot Highlights

- Lot size = 0.51 Acre or 22,276 SQFT
- Corner Lot
- Over \$60,000 of grading, tiered landscaping & features
  - 4,000 sqft of sodded lawn
  - Surrounded by Hardwood trees
  - stream on front of lot
  - One-of-a-kind private bridge over small stream for parking & walkway to entrance

#### Structural Highlights

- *Country Manor House* design style with multi-generational living
- General construction and finishes
  - 2x6 exterior wall framing (versus standard 2x4 construction methods)
  - Insulation = R-21 wall & R-38 attic
  - Foundation = 10" Superior Wall with 5,000 psi strength concrete & R-5 insulation
  - Siding = 7" lap
    - State-of-the-art cellular PVC composite by Royal ® w/ full limited lifetime warranty & 25 year color protection
    - Won't rot, split, crack, warp, twist, blister, flake, peel, delaminate or suffer loss of structural properties due to termites, microbiological growth or other decay,
    - Kynar Aquatec® coating for superstar UV protection
  - Veranda/Porches
    - Posts/headers = kiln dried Poplar w/ deep brown finish
    - Flooring = 4' weather durable porcelain tile planking in herring bone pattern
  - Gutters & downspouts = 6" with leaf guards

- 6,540 sqft Interior finished living space
  - Main Level = 2,240 sqft
  - Upper Level = 2,135 sqft
  - Lower Level = 2,165 sqft
  
- 1,190 sqft Outdoor covered Veranda/Porch living spaces
  - 7' depth covered front & side porches = 490 sqft
  - Gazebo on front porch = 200 sqft
  - 3-season screened-in porch with fireplace = 200 sqft
  - In-Law-Suite private covered porch = 60 sqft
  - Master Suite private 2nd flr. covered balcony = 60 sqft
  - Grill deck off-kitchen (uncovered) = 100 sqft
  - Lower Level covered patio = 80 sqft
  
- 877 sqft 3 car attached Garage (31' x 28') w/ 11' ceiling, 16' electric door & 9' electric door

***\* 7,650 sqft total structural interior  
& exterior living space\****

- 2,000 sqft additional attic storage, unfinished with knee walls above the garage & house
  
- Key room count
  - 6 Bedrooms w/ separate In-Law Suite & lower level Guest Room
  - 5 Full Bathrooms
  - 2 Half Baths
  
- Ceiling heights
  - 9' 1st Floor
  - 8'6" 2nd Floor with 10' Master Bedroom
  - 8'6" Lower Level

## Additional Upgraded Features of the Home

- 1st & 2nd levels Red Oak Hard Wood flooring finished in classic Grey w/ 3 coats urethane
- Finished Lower Level with lifetime warranty *Life-Proof* plank vinyl flooring in Sterling Grey
- 5 gas fireplaces, some with blowers and thermostatic controls
- Ceiling fans in bedrooms & other key rooms as well as LED recessed ceiling lighting throughout
- Crown molding throughout, Wainscot & Chair Rail in other key areas
- Laundry facility connections on all 3 levels
- Upgraded quality appliances provided throughout
- Each full bathroom includes its own linen/towel closet
- Upgraded kitchen cabinetry features soft-close hardware throughout
- A whole-house *Fios WiFi Mesh Network* built-in ready for Bluetooth, Smart TVs, Security & Smart-House Systems
  - Every room pre-hard wired for multiple speakers, Coax TV service w/ total house control options should buyer may later desire to install
- 4-zone heating system = Main Level, In-law Suite, Upper Level & Lower Level
- Hot water systems:
  - 80 gal. tank serving the Upper Level
  - 60 gal. tank serving the Main & Lower Level

## Other Noteworthy Features of the Home

### Main Level Living

- The “open concept” design includes a grand 20' high ceiling entry foyer with chandelier & wainscoting up the stairway wall
- Multi-generational In-Law Suite on main level with entrance off foyer and multiple private rooms (or possible use as an Office/Study or Guest Suite):
  - Separate 2<sup>nd</sup> kitchen with large eat at island, stainless steel sink with disposal, dishwasher, full-size refrigerator with ice maker and microwave
    - ready for addition of gas range & vent hood as buyer may later desire
  - Living room area (14'x11') with gas fireplace open to kitchen
  - Full bathroom with walk-in shower & double vanity
  - Bedroom with sliding door to separate covered porch
  - Laundry closet ready for stackable units as buyer may later desire

- **Gourmet main Kitchen open to the family room:**
  - 10.5' x 4' Quartz Island with eat-at overhang on one end, 2' of butcher block surface at the range end, & 19' of island cabinets
  - Coffered ceiling beams
  - Extraordinary amount of storage
    - Ceiling height wall cabinets 6' wide & 2' deep
    - 14' of perimeter 42" high wall cabinets
    - 17' under counter cabinets,
  - Upscale GE Monogram appliances:
    - 48" refrigerator with ice-maker
    - 2 dishwashers & sinks with disposals
    - 36" professional gas range/oven and pot filler faucet
    - Professional vent hood with warmer lamp, spot lighting & fresh air return
    - Additional 2nd built-in Bakers Wall Oven & a microwave
  - Kitchen opens to carved-out breakfast area
- **Butler's pantry between kitchen and dining room w/ 2 pantry closets, a built-in wine cooler, bar sink, 6' more of under counter cabinets & 8' of 42" wall cabinets**
- **Dining room (15'x15') with tray ceiling & chandelier, atrium doors to porch, & glass pocket doors to the butler's pantry & foyer**
- **Mud Room between the kitchen and the 3-car garage with bench seat cabinets, & a large coat closet**
- **Screened porch for 3 - season living (18'x12') features a gas fireplace, and beam & plank cathedral ceiling**
- **Gazebo as part of front porch veranda (15'x15') features a cathedral ceiling & fan**

#### Upper Level Bedrooms

- **Master bedroom suite:**
  - 10' high tray ceiling with central chandelier & in-direct hidden rope lighting
  - Private balcony/deck
  - Gas fireplace mounted in Quartz white stone accent wall under TV mount
  - Built-in private coffee bar with sink & under counter cold beverage unit
  - Master bath spa "wet-room" containing double shower, body sprayers, & jet tub
  - Master closet (12.5'x10.5') ready to be custom finished as buyer may later desire
    - Area for concealed built-in floor-height safe as buyer may later desire
- **Laundry room (19'x8') on 2<sup>nd</sup> floor with 10' of counters & cabinet storage**

### Lower Level Entertainment and Guest Suite

- **Game room (930 SQFT) for entertaining w/ 42" gas fireplace ready for big screen TV above it**
  - **10' finished Bar w/ lots of shelving:**
    - **Impressive & unique "bowl-less" infinity sink**
    - **Under counter ice maker unit**
    - **Under counter beverage refrigerator**
  - **Pool table area ready for full size table**
  - **Poker table area for all types of games**
  - **A side wall wired for multiple arcade machines or ready for shuffle board table**
- **Media room (20 'x15') w/ raised tiered floors ready for up to 12 recliners, either a project & drop screen or up to 110" diagonal QLED HD wall mount as buyer may later desire**
- **Wine Cellar (10'x6') finished w/ cabinets, 300 bottle custom wine racks & separate temperature controlled system capable of serving a room twice the size**
- **Exercise room ready for workout equipment & flat-screen TV as buyer may later desire**
- **2nd Mud room w/ bench seating at lower level entrances to guest suite & Game room w/ an outside covered seating area (10'x8') & entry (3'x4')**
- **Pre-wired & gas line for future Whole House Generator as buyer later desires**
- **Electric car charging station in garage ready the car as buyer may later desire**
- **Dedicated natural gas line on the Grill porch off kitchen ready for outdoor kitchen connection as buyer may later desire**

