

12 Garfield Avenue – List of Features

Inclusions:

Appliances

Kitchen:

- Dacor 6 burner gas range w double oven (electric)
- Vent A Hood Hood
- GE Monogram SS Fridge
- Sharp Microwave
- Miele Dishwasher
- Garburator

Pantry:

- Bosch Dishwasher
- GE Monogram Wine Fridge

Main Floor Laundry Room:

- Whirlpool front loading washer / dryer
- Dog Shower

Basement Laundry:

- LG Stacked / Front Loading washer/dryer
- Frigidaire Fridge & Freezer

Heating / Cooling System

- Space Pack (2010)
- Air Handler (2008)
- Weil MacLean Boiler System & Hot Water Tank (2008)
- Lennox Gas Furnace (2018)
- Two Air Conditioners
- Wine Cellar Breezaire Split System Cooling Unit
- Radiant in Floor Heating:
 - media room
 - playroom
 - second floor bathroom
 - primary bathroom
- Electric Floor Heating:
 - basement two piece
 - third floor bathroom

Additional Systems & Inclusions

- Water Softener (2018)
- BEAM Central Vac System (2019)
- Nimbus Reverse Osmosis Water Filtration System (2018)
- Hydromatic Sump Pump with Back Up Battery
- D-Tech Security System, 4 Exterior Cameras & Equipment
- Eddy Wireless Water Sensor System
- Hidden Safe
- Outdoor Sprinkler System
- Exterior Night Scape Lighting
- Fireplaces
 - 3 Gas Burning with remotes - dining, playroom and media room
 - Wood Burning – Family Room
 - *roughed in for gas
- Pella Doors & Windows throughout
- Ludlow Faucets and Shower Systems throughout
- Custom Blinds throughout
- all electric light fixtures
- Built in Speakers throughout
- wood rack and wood in shed
- Exterior Gas Line in Backyard
- Exterior Front Planters

Additional Room Features

Main Floor

Living Room:

- B/I Speakers
- Original Windows - sealed
 - Original screens for side windows

Dining Room:

- B/I Speakers
- Gas Fireplace
- Magnetic Chalk Wall

Kitchen:

- Served with bar and walk in pantry
- Pocket Door
- Counter Tops: Caesar Stone - Upgraded Cement 2018 Airy Concrete
- Two Islands

- one with storage / breakfast bar
- one for Franke Farmers Sink
- Phantom Screens
- B/U Desk area
- B/I Speaker
- French Doors
- W/O to backyard
- Open to Family

Family Room:

- B/U speakers
- CAT-5 wiring
- Wood burning fireplace
- Double door closet
- Phantom Screens

Mud Room:

- Custom cubbies
- Side entrance to driveway
- Back entrance to backyard
- Calendar feature wall
- Coat closet
- Pocket door to family room

Main Floor Laundry Room:

- Dog shower
- Sink
- Storage
- Pocket door

Second Floor Highlights

Primary Bedroom:

- Vaulted 15 ft Ceilings
- Security System Panel
- Access to Backyard Security Lights

Primary Bathroom:

- Rough In for Bathtub as well as additional tile

Walk In Closet:

- Custom built- in millwork with large roll out tray doors, shoe stand, adjustable shelves chrome rods and linen storage

2nd, 3rd & 4th Bedrooms:

- Wired for phone, cable and internet
- Custom Altex Blinds
- Pella Windows

2nd Floor Bathroom:

- Slate Tiled Floor & Mosaic Backsplash
- Custom Built In Mirror
- Ludlow Faucets & Fixtures

Third Floor Highlights

5th Bedroom

- Wired for phone, cable and internet
- Custom Altex Blinds
- Pella Windows
- Dormer
- Attic Access

6th Bedroom – Office

- Wired for phone, cable and internet
- Custom Altex Blinds
- Pella Windows
- Dormer
- Custom Filing Storage Drawers
- Magnetic Chalk Wall

Basement

Play Room:

- Built In Speakers
- Gas Fireplace
- Magnetic Chalk Wall
- Radiant In Floor Heating

Wine Cellar:

- 985 bottles
- California Redwood Racking
- Temperature Controlled Breezaire Split System Cooling Unit

Media Room:

- Carpeted Flooring
- Radiant In Floor Heating
- Gas Fireplace

Additional Info:

Architect – Hicks Pettes Architects Inc

Landscaping – Oliveira

Taxes - \$19,155.20 / 2021

Lot – 50 x 125

Drive – Private / 2 Car

Hot Water Tank – Owned

Closing Date – 30-60 Days TBA