

Distinctive Domain at 46 Pomeroy Road, Madison

8/5/14

Standard Features

Design Features

- Stained Oak Stairs & Railings and Spindles
- Gas Burning Fireplace(s) with Marble & Wood Mantel
- Crown Moldings Throughout
- Raised Panel Solid Core Doors
- Chair Rail & Shadow Box Details
- 9' First Floor Ceilings
- Recessed Lighting Throughout

Kitchen & Bathrooms

- Gourmet / Designer Kitchen and Bathroom Cabinets
- Granite Counter Tops
- Kohler Plumbing Fixtures
- Stainless Steel Wolf Appliances including, Cook Top, Double Wall Oven, Dishwasher, & Built in Microwave
- Seven Full - One Half Bathrooms
- Master Bathroom Free Standing Tub & Frameless Shower Door
- Ceramic Tile Bathrooms
- Full Vanity Mirrors
- Waterline for Refrigerator Icemaker

Interior

- Anderson 400 Series Windows, with Full Divided Light
- 1st & 2nd Floor Hard Wood Flooring
- Eight Bedrooms with Guest Room on 1st Floor, and Bedroom in Attic and Basement
- Finished Basement and Attic with Full Bathroom(s)
- Interior Trim with 3 1/2" Casing and 5" Base Molding
- Benjamin Moore Paint
- Spacious Closets with Custom Shelving
- Home Security System
- Central Vacuum System

Exterior

- Landscaped Elevation
- Glass Top Insulated Steel Garage Door(s) with Automatic Openers
- 30 Year Dimensional Roof Shingles and Metal Roof Accent(s)
- Stone Exterior Foundation
- Fiber Cement Siding
- Composite Exterior Trim
- Aluminum Soffits & Gutters
- Large Bluestone Front Porch

Energy Smart

- Certified Green Builder
- Conforms to Current Federal Energy Codes
- Programmable Thermostats
- 92% High Efficiency Two Zone Gas Furnaces
- 13 Seer High Efficiency Reem Two Zone Air Conditioners
- Power Vent Hot Water Heater
- Energy Efficient Insulated Front Door with Sidelights
- Poured Foundation with Waterproof Seal
- Energy Efficient Lighting per Code
- Sealed Gas Burning Fireplace(s) with Increase Heating Efficiency and Elimination of Cold Air Draft
- Exterior of Home Wrapped & Sealed to Protect from Air & Water Filtration
- Lo-flow Water Fixtures with Aerators
- Pre-Wired Cat-5 Phone & Cable Jacks
- Ten Year Home Owner Warranty
- UL Approved Smoke & Carbon Dioxide Detectors
- 200 Amp Service

Subject to Change Without Notice