

# *Murcielago Estates*

## *Aventador Farm*

***Six Bedrooms, 6 Full Baths, 3 Half Baths with Finished Basement  
3 Car Garage, Basement Entertainment Area including Media Room  
10,000 Square Feet (Finished Area)  
Guest House, 1 bedroom, 1.5 Baths***

### ***Low Maintenance Exterior Features***

*Brick Veneer on all Four Sides*

*Oversized Three Car Side Load Garage with 8'x8' Insulated Door, Opener and Keypad*

*Hard Board Soffit and Fascia*

*Oversized Seamless Gutters & Downspouts*

*Simulated Slate Shingles*

*Professionally Landscaped Yard*

*-Covered Brick Front Veranda*

*Front and Rear Weatherproof Electrical Outlets*

*44'x14' Flagstone Patio with Brick Retaining Wall*

### ***First Floor 3700 SF***

*10 Foot High Ceilings throughout 1<sup>st</sup> Floor*

*8 Foot High Interior Doors 1<sup>st</sup> Floor*

***Moen*** *Faucets throughout 1<sup>st</sup> Floor*

*Designer Lighting Package throughout 1<sup>st</sup> Floor*

*Two Tone Accent Paint throughout 1<sup>st</sup> Floor*

*Upgraded Trim Package throughout 1<sup>st</sup> Floor*

***Milicent Lynch***

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# *Murcielago Estates*

*Alarm/ Fire- Smoke Detectors*

*Two-Story Grand Foyer*

*Hardwood Flooring*

*Double Coat Closets*

*Formal Dining Room*

*Hardwood Flooring*

*Chair Rail and Upgraded Crown Molding and Wainscoting*

*Formal Living Room*

*Hardwood Flooring*

*Upgraded Crown Molding*

*Hardwood Flooring*

*Four Wood Burning Fireplaces, One Gas Fireplace with Logs*

*Decorative Mantel*

*Two French Doors to Deck*

*First Floor Laundry Room with Ceramic Flooring (Washer and Dryer Hookups)*

*Powder Room*

*Pedestal Sink*

*Hardwood Flooring*

*Powder Room Number Two*

*Vanity Sink*

*Hardwood Flooring*

*Custom Made Cabinetry*

*Marble Countertops*

*Pantry*

*Microwave*

*48"-Commercial Style Dual-Fuel Range in Stainless Steel*

*Commercial Style Hood*

*Sound Insulated Dishwasher*

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*48 cubic foot Sub Zero Refrigerator/Freezer Combo Built-In Wood Panels*

*Vegetable/Fruit Cleaning Station with Refrigerated Drawers and Small Stainless Steel*

*Sink*

*Wine Chiller*

*Ice Maker*

*Recessed Lighting*

*Master Suite Hardwood Flooring with Luxury Master Bath*

*Bath features His and Her Vanities and Decorative Solid Surface Tops*

*Separate Walk-In Shower with Marble Surround and Glass Door*

*Ceramic Flooring*

*Oversized Hardwood Flooring Walk-In Closet Connected to Bath Area*

*Audio/Visual System Prewired with Built In Speakers and Separate Room Controls*

## **Second Floor – 3700 SF**

*9 Foot High Ceilings*

*Covered Porch on Second Floor*

*Wall to Wall Carpet in Bedrooms*

*Hallway Hardwood Flooring*

**Moen** *Faucets throughout 2<sup>nd</sup> Floor*

*Designer Lighting Package throughout 2<sup>nd</sup> Floor*

*Two Tone Accent Paint throughout 2<sup>nd</sup> Floor*

*Five Panel Interior Solid Wood Doors throughout 2<sup>nd</sup> Floor*

*Smoke Detectors*

*Four Bedroom Suites with own Private Full Baths*

*Crescent Shower Rods*

*Vanities with Decorative Solid Surface Top*

*Ceramic Flooring Showers Marble*

*Second Floor Laundry Room with Washer and Dryer*

*Finished Bonus Room over Garage with Private Staircase to First Floor*

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## **Basement- 2600 SF**

*9 Foot High Ceilings*

*Finished Basement with French and 3 Full-size Windows*

*Recreation Room*

*Wet Bar with Microwave, Dishwasher, and Full Size Refrigerator/Freezer,*

*Commercial Ice Machine and Television*

*Recessed Lighting*

*Old Oak Columns*

*Designer Lighting*

*Carpet and Ceramic Flooring*

*Media Room*

*Wall to Wall Carpeting in Bedroom*

**Moen** *Faucets throughout Basement*

*Designer Lighting Package throughout Basement*

*Two Tone Accent Paint throughout Basement*

*Six Panel Interior Wood Doors throughout Basement*

*Smoke Detectors*

*Full Bath with Shower*

*Crescent Shower Rod*

*Vanity with Decorative Solid Surface Top*

*Ceramic Flooring*

*Powder Room*

*Media Room*

*Sitting Area/Study with Wood Burning Fireplace*

## **Structural Features**

*Engineered Wood Roof Trusses*

*Engineered Wood I-Joists Floor Systems*

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# *Murcielago Estates*

**Advantech** Tongue and Groove sub-floors – glued and nailed

Wood Sheathing on all Exterior Walls

Steel Reinforced Concrete Foundation with Brick Surround

## **Energy Saving Features and “Green” Values**

Insulation: R38 in Ceiling, R16 in Exterior Walls

Blown Cellulose in Exterior Walls where applicable – Green Value

Two Dual Zone Heating System

Dual Fuel with Air Conditioning

Heat Pump

75 Gallon Propane Water Heater

Insulated Fiberglass Exterior Doors

**Pella** Vinyl Clad, Insulated, Double Hung, Tilt Windows, Grilles between the Glass

Full Screens

**Tyvek** House Wrap