

32 THE MEADOWS AVENUE

INCLUSIONS

Exterior Front

- Fully Landscaped Designed Stone Front
- Fully Landscaped Treed/Plants
- Soffit Lighting
- 5 Oversized Blow Glass Lamp Lights
- Custom Painted Railing
- 6 Concrete Pots
- Iron Script Writing Of Address

Exterior Backyard

- Diamond Back Pool Heater Line/Pool
- Salt Water In Ground Pool
- Solar Blanket
- Full Concrete Under Lament For Pool Covering
- Custom Pool Cover
- New Custom Fence
- Interlocking Stone Floor, Entire Backyard
- 13' Built In Stainless Steel Kitchen
- 30' Retaining Stonewall
- Custom Lighting Throughout
- Sprinkler Waterfall
- 2 Torch Fire Places
- Wrought Iron Entrance Doors and Windows To Garage
- Wrought Iron Window Garage
- Hand Rubbed Oil Garage Door
- 5 Parking Spaces
- Custom Landscaping
- 4 Custom Iron Pots With Landscaping
- 4 Wrought Iron Pots
- Dry Walled Garage With Epoxy Floors

Interior:

- 10' High First Floor Ceilings
- Custom Front Entry Door
- Custom French Door Kitchen
- Hand Rub Oil Bronze Entrance Front/Rear Door
- All 4 Floors Custom Wall Trim Work Throughout
- Custom Interior Painting Throughout, Sherwin Williams

- Custom Waffled Ceilings in Living Room/Dining Room/Kitchen And Family
- 112 Recession Lighting Throughout
- Plastered Smooth Ceilings Throughout
- 8" & 12" Crown Moulding Throughout 1280ft.
- Custom Piano Keyed Staircase On All 4 Floors
- Wrought Iron Spindles Throughout
- Custom Design Glass Enclosure Around Staircase
- 7.5' Custom Avanti Fireplace In Dining Room
- 84 Hand Rub Oil Bronze Switch/Plug Plates
- Brown/Black Switch/Plugs
- Complete Honeywell Thermostat
- Hand Rubbed Oil Interior Custom Door Handle
- Custom Entry/Kitchen Lighting
- 30 Two Tone Custom Kitchen Cabinets, Self Closing Cabinets
- Hand Rubbed Oil Bronze Kitchen Handles
- Custom Beveled Subway Tile Backsplash
- #1 Grade Custom Granite Island With Rainfall and Front Base
- #1 Grade Custom Granite Backsplash
- #1 Grade Custom Granite Counters
- Custom Routed Edge On Granite
- Stainless Steel Under Mount Sink
- Hand Rubbed Oil Bronze Sink Faucet
- Upper Glass Cabinets With Built In Lighting
- 950 CFM Commercial Under Mount Exhaust
- 7" Crown Moulding Cabinets
- 6 Burner Gas Custom Stainless Steel Stove BlueStar
- The New Samsung Refrigerator Stainless Steel
- New Matching Stainless Steel Samsung Dishwasher
- Custom Fireplace with Built-In HDMI Cable System
- Brand New 50" LG TV
- Custom 145 Bottle Winery Gallery
- Upgrade Granite Counters in Winery
- 1' - 8' Wrought Iron Glass Window
- Stainless Steel Frigidaire Wine Cooler, 45 Bottles
- Custom Lighting in Each Wine Cabinet
- 2 Custom 26" x 10' Glass Entry Doors to Winery Gallery
- 6 Hand Rubbed Oil Bronze Hinges
- 2 Hand Rubbed Oil Bronze Custom Handles
- 1st Floor 5" Royal Hand Scraped Hardwood
- Custom California Shutters Throughout Windows
- 5 Custom Living Room/Dining Rom Blinds
- Custom Hand Rubbed Oil Bronze Rods/Grommets
- Custom Drapery
- Custom Limestone 2'x3' Foyer/1st Floor Powder Room
- Custom Stone Vanities Throughout All Bathrooms
- Marble Vanity Tops
- Caesar Stone Vanity Top

- Hand Rubbed Oil Bronze Taps Throughout
- Hand Rubbed Oil Toiletry Throughout
- Hand Rubbed Oil Bronze Custom Hinges and Door Stops
- Custom Pantry 2nd Floor With Oil Rubbed Door Handles
- Hardwood Royal 5" Hand Scraped Throughout
- California Shutters
- Custom Drapery
- Chromed Closet Rods & Hanger Supports
- Custom Head Wall
- Custom 14' Double Tier Walnut Walk-In Closet In Master With 1.5 Chrome Rods
- Custom 18"x39" Limestone Tile Throughout Main Bath
- Chrome Shower Fixtures
- Floor to Ceiling Glass Enclosure
- Chrome Rainfall Shower
- Hand Rubbed Oil Bronze Fixtures and Handrails in Main Bath
- Hand Rubbed Oil Bronze Toiletry Throughout
- Brand New Power Flush Top Of The Line Kohler Toilet In All 4 Baths
- Custom Mirrors In All Baths
- 19"x39" White Shale Lime Stone Tile Throughout Mater Ensuite, Marble Mosaic Shower Floor
- Custom Elite Bath Emporium Tub
- Custom Grout Tub Filler
- Custom Grout Shower Fixtures And Rainfall/Shower
- Custom Hand Rubbed Oil Bronze Hardware
- Custom Marble Thresholds Throughout
- New 40" Plasma TV With Floating Shelves
- Hardwood Royal 5" Hand Scraped in Loft
- Trim Work Through Loft
- Custom Trim Work in Basement
- 5" Royal Engineering Flooring Hand Scrape in Basement Throughout
- 52" L6 Plasma TV With Floating Shelves
- Bose Surround Sound
- New Basement Couches with 2 Roche Chairs
- New Area Rug
- New Glass/Chrome Table
- Whirlpool Washer/Dryer
- Stainless Steel Tub
- Custom Cabinets
- Custom 12"x24" Limestone Flooring
- Custom 12"x24" Backsplash
- Custom Caesar Stone Counter Tops
- Central Vacuum
- 2,000 Screwed Floors
- PACKAGE: 1 YEAR FREE ** Fire Alarm, Theft, Carbon, Monitoring**

- Window Coverings (California Shutters and Custom Drapery Throughout)
- 4 New Flat Screen Plasma
- Bose Surround Sound
- New Basement Furniture
- Stainless Steel Appliances All Top Of The Line Never Used
- Washer/Dryer