

## 2 NIGHTFALL COURT FEATURES LIST

6,190 sq ft above grade  
Additional 3,374 sq ft Finished Basement  
Additional 500 sq ft in Finished Garage Mezzanine  
Additional 650 sq ft in Finished Pool House  
5+1 Bedrooms 8 Bathrooms  
4 Car Heated Garage, 16 Car Driveway

Lot Size: 173.88 feet wide x 267.91 feet deep (1.07 Acres)

### RECENT RENOVATIONS / HOME FEATURES

Substantially renovated in 2015 (approximately \$1m spent in Custom Renovations over a 6 month period)  
Originally built in 2007  
4 Inch hardwood floors sanded and stained on site throughout main and second floors  
Open Concept Main Floor Kitchen and Living Room  
Rough In for Elevator across all 3 levels  
Control 4 Automation System for Lighting, Audio Visual throughout  
Central VAC and accessories  
Plaster moldings throughout  
Double height baseboards with 10 inch and 4 inch detail  
Door and window trims with 4 inch width  
2x HVAC Carrier systems w/Heat Recovery  
Water softener with 2 inch water line  
Inground and Heated Salt Water Pool  
2.5 inch wood shutters  
Cedar Shingle roofing  
12 foot ceiling heights in dining with barrel vaulted dining foyer  
10.5 ceiling heights on main level  
8.5 ceiling heights on basement  
8.8 ceiling heights on 2nd floor

### KITCHEN FEATURES

Statuario Marble counter tops in kitchen island  
Honed Black Granite kitchen counter top  
Solid wood kitchen with dovetail joint construction  
Thermador premium kitchen appliances (48" has stove, 30" inch fridge, 30" inch freezer, range hood vent, microwave)  
Silhouette Professional 24" bar fridge  
Herringbone pattern marble back splash  
Pantry with custom shelving, 10+ foot ceilings

## MAIN LEVEL FEATURES

Wood burning fireplace in main level family room overlooking kitchen  
Office room with coffered ceilings, gas fireplace, custom shelving open to front courtyard  
Sitting room with cathedral ceilings open to front courtyards  
9 foot main level solid wood custom closet doors  
Garage entrance from inside home  
Mud room with private side service entrance  
4 car garage with finished mezzanine office / bedroom, wet bar 8 foot ceilings.  
Heated Garage 4 car garage with finished mezzanine office / bedroom, wet bar 8 foot ceilings.  
Heated Garage

## 2ND LEVEL

Bathroom ensuites in every bedroom (3x2 Piece Bathrooms, 4 piece, 3 piece)  
Walk-In closets across all rooms  
Laundry with with slate floors and custom cabinets  
Master bedroom with 6 piece bath, custom shelving

## EXTERIOR FEATURES

1x Gas line Stainless Steel BBQ accessible from kitchen  
1x Custom BBQ DCS Fisher Paykel built in next to Pool House  
Custom Pergola from Kitchen with tile flooring, gas fireplace  
2x Water Pond feature areas  
Hot Tub 8 person  
Sitting Contemplative retreat area with cedar shingle roof  
Pool house finished with kitchen, gas fireplace, 3 piece bath  
Pool house with 14 foot cathedral ceilings, vintage reclaimed wood beam  
Firepit area  
Automated sprinkler system  
Salt Water Inground pool

## BASEMENT FEATURES

Foil Ceiling  
7.5 inch hardwood basement flooring  
24" x 36" floor tiles  
Walkout from basement to garage  
Light filled large window wells with large stone features  
2 piece bath  
Dry Sauna with shower  
Mirrored gym exercise room  
Large walk in storage room with custom shelving  
Large bedroom / multi purpose / nanny suite / games room  
Wine cellar finished with with stone, barrel vaulted ceilings, slate floors

Inclusions: All Lighting Fixtures, All Appliances, HVAC systems

Exclusions: Light Fixtures in foyer, Master Bedroom