



# LUXURY FEATURES – MAIN HOUSE

## 75 CLEVELAND LANE, PRINCETON, NJ

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### EXTERIOR

- Original 1920's landmark Estate Home and Carriage House designed by Ernst Flagg is located in the Western Section of Princeton, walking distance to Palmer Square and Princeton University
- Arch wrought iron gates provide grand entrance to homesite
- Original stone walls on 3 sides of property
- Distinctive 6' high privacy stone and brick wall in rear property
- Restored and repaired original slate roof
- Pella Architectural Series windows and doors
- Mahogany front door with sidelights
- Bluestone and brick patios with sitting walls
- Extensive hardscape plan with multiple patios, fire pit, and barbeque area
- Beautiful landscape including privacy hedges in rear of property
- 5 Car Garage in Carriage House
- Natural gas, sewer, city water

### INTERIOR

- Original unique architectural features throughout the 7,751 square foot home; 4 level luxury living
- 5 bedrooms, 5 full bathrooms, 2 Powder Rooms
- 4 original fireplaces: (1) masonry wood burning
- Great Room with 3 sets of french doors opening to rear patio
- Lower Level Billiards Room with walkout to side patio
- Sunroom with 13 windows
- Master Bedroom Suite with luxurious bathroom, his & her walk-in closets, and private 700 square foot bluestone terrace
- Mezzanine Level includes: arch ceilings, office with wood burning fireplace, Guest Bedroom, and full bathroom
- 3<sup>rd</sup> floor private Bedroom Suite
- Rear foyer with 20 foot ceiling and access to rear patio
- Radiant heat in Kitchen, Sunroom, Mudroom, and Master Suite
- Blown in closed cell foam insulation
- Interior design details by local Princeton designer, Tracy Dart

### PLUMBING

- Luxurious marble Master Bathroom with oversized shower including multiple body sprays and shower bench seat
- 85 gallon gas fired hot water heater for Main House
- Laundry Room: LG Washer & Steam Dryer; 2<sup>nd</sup> LG Washer for mini loads
- Irrigation System

### FLOORING

- Bulgarian white limestone with diamond cabochon in Front Foyer spanning to Rear Foyer
- Castille beige brushed limestone floor in Kitchen, Butler's Pantry, Sunroom, Mud Room
- Natural stone or tile in all Bathrooms and Laundry Room
- Original restored wide plank wood flooring on Mezzanine Level
- Original restored bluestone in Billiards Room
- Original restored hand painted tile in Bedroom #2
- 4" oak hardwood flooring in all other bedrooms

### ELECTRIC/LOW VOLTAGE

- 400 amp electric service
- 20 KW Kohler Generator
- HAI Omni II Control Panel wired for Smart House capabilities for coordinating all systems including security, lighting, audio/video, heating and air conditioning
- Security/Fire Alarm System
- 26 Speakers throughout including interior & exterior locations ideal for home entertaining
- Readily accessible cable, network, and telephone jacks throughout house
- Designer selected light fixtures throughout

### TRIM AND DOORS

- Grand Foyer Staircase features original restored wrought iron railings
- Rear Staircase to Master Bedroom Suite
- 1 ¾ inch solid core interior doors
- Master Bedroom: Built-In Walnut Niche containing shelving and cabinets
- Bedroom #2: Custom built in wall unit with cabinets, shelving, and desk all surrounding a fireplace.
- Mud Room: Custom bench, cubbies, closet
- Extensive custom trim details throughout

### KITCHEN

- Kitchen and Butler's Pantry designed by award winning, world-renowned, Christopher Peacock (Peacockhome.com)
- Calacatta marble counters and backsplash
- Center island features a walnut top prep area
- Christopher Peacock designer and manufacturer of: all wood cabinetry, 60" metal hood, and trademark cabinet hardware
- Wolf/Subzero appliances include: 48" duel fuel range, 60" metal hood, 48" refrigerator with glass door, microwave oven, steam oven, warming drawer, refrigerator drawers, wine refrigerator, and two Asko dishwashers