

29 ARMSTRONG ROAD – LUXURY FEATURES



EXTERIOR

- Beautiful Lot Overlooking SpringBrook Golf Course
- Timberline Roof-50 Year Limited Warranty with Copper Roof Accents
- Natural Stone Veneer and Hardi-Plank Shakes and Siding
- Wood Front Door with Arched Glass Sidelights
- Pella ProLine Windows, Grilles Between the Glass
- Bluestone Front Porch
- Wood Deck
- Rear Balcony off of Master Bedroom Overlooking Golf Course
- Underground Utilities: Electric and Natural Gas
- City Water and Public Sewers

INTERIOR SPACE

- Two Story Grand Entrance Foyer
- 4000 Square Feet
- Additional 630 Sq. Ft of Finished Lower Level – Walk Out
- 5 Bedrooms, 5 Full Bathrooms
- Nine Foot Ceilings, First Floor
- Eight Foot Ceilings, Second Floor
- Wood Burning Fireplace with Gas Starter in Great Room

PLUMBING

- Luxurious Master Bathroom Includes Soaking Tub, His and Her Sinks, Multi-Head Shower and Water Closet
- 75 Gallon Quick Recovery Hot Water Heater With On Demand Hot Water
- Frost Free Exterior Water Faucets
- Designer Selected Plumbing Fixtures

FLOORING

- 4" Red Oak Flooring First and Second Floor
- Designer Selected Tile Floor in Bathrooms, Shower Enclosures, Laundry Room or Generous Allowance

ELECTRIC

- 200-AMP Electrical Service
- Two Zone Gas Fire Furnaces & Air Conditioning with Multi-Zone Dampers
- Designer Selected Light Fixtures or Generous Allowance for Client Selections
- Integrated Smoke Detector System
- Rough-In For Whole House Gas Generator
- Home Security System for Lower Level and 1st Floor
- Recessed Lights throughout first floor
- Exhaust Fans in All Bathrooms
- TV and Telephone Outlets, Hardwired Internet

CEILINGS, TRIM AND DOORS

- Extensive Elegant Crown Moldings on First Floor
- Dining Room: Two-Piece Chair Railing, Two-Piece Crown Molding on Tray Ceiling
- Master Bedroom & Master Bath: Tray Ceilings
- Great Room: Coffered Ceiling
- Mud Room: Built-In Bench and Cubbies
- Solid Core Doors throughout Home

KITCHEN, VANITIES AND CUSTOM CABINET AREAS

- Professionally Designed Kitchen with Center Island, Wood Hood, Custom Backsplash, Pantry
- Finely Crafted, Custom Made Cabinets with Granite Tops in Kitchen, Serving Bar, Master Bath, Laundry Room
- Kitchen Appliances: Wolf 48" Gas Range, Subzero 42" Side-by-Side Refrigerator with Dispenser, Bosch Dishwasher, Bosch Microwave Drawer
- Serving Bar with Marvel Wine Cooler
- Laundry Room Appliances: Whirlpool Washer and Gas Dryer
- One Piece Vanities in Secondary Bathrooms with Granite Tops and Sinks

BASEMENT AND GARAGE

- Walk-Out Basement to View of Golf Course
- 630 Square Foot Finished Basement includes Rec Room and Full Bathroom
- Nine Foot Ceilings in Basement with Poured Cement Basement Walls
- Two Car Garage

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