

## Features – 42 Main Street

- ✓ Exterior of 1920's craftsman style bungalow relatively untouched to maintain architectural integrity
- ✓ Limestone lower walls
- ✓ Limestone columns on front stairs
- ✓ Limestone columns on front porch
- ✓ New front porch (14 x 14)
- ✓ New front stairs
- ✓ New bead moulding ceiling in front porch
- ✓ All plywood sub-flooring with screw down fastening system every four inches on the square
- ✓ Commercial grade high end carpeting though out
- ✓ Upgraded ceramic tile in entry and kitchen
- ✓ Granite flooring in both bathrooms
- ✓ High end designer mouldings, 8 ½" crown mouldings, columns, window trim, doorways, handrails etc.
- ✓ Extra, Extra high end fire deterring insulation. Much extra insulation for additional sound proofing between floors and to deaden sound travel.
- ✓ New custom designed and built staircases to upper level and basement
- ✓ Windows all fitted with custom made blinds
- ✓ Efficient built in lighting for daylight simulation (much easier on eyes than conventional fluorescent or incandescent bulbs) Very high end application
- ✓ The finest building materials and appliances where applicable
- ✓ Alarm system with remote access to front door
- ✓ Intercom system
- ✓ High speed DSL internet connection with Cat 5 cable for LAN throughout
- ✓ Hookups throughout for cable, satellite and multi-line telephones, both VOIP and standard land lines.
- ✓ Extraordinarily high end efficient force-air gas furnace and air conditioning
- ✓ All new plumbing
- ✓ All new extensive electrics with cat 5 cable, telephone and satellite/TV wiring throughout
- ✓ Paved parking for six cars in front and minimum of four in rear
- ✓ French doors throughout first and second floors with beveled glass and stainless designer hardware
- ✓ Central Vacuum
- ✓ Special Ceiling insulation for sound deterrence and warmth
- ✓ Engineer was utilized on all facets of construction for heat distribution, air ventilation, architectural support, and wheel chair accessibility
- ✓ Town coordinated with construction and building has received all permits by surpassing town's requirements
- ✓ 10 exterior motion sensors
- ✓ Exterior designer lights (sconces and overhead) also have motion sensing activation
- ✓ 14 new doors
- ✓ 4 fire doors in basement area

### Vestibule

- ✓ New designer door with etched and beveled glass entry
- ✓ Security door lock accessible through intercom system
- ✓ Exquisite ceramic floor entry with inlaid pattern
- ✓ Double column access to main office
- ✓ Access to main floor conference room, upstairs or main office

### Main Office

- ✓ Well lit Reception/receiving area
- ✓ Cast Iron electronic GAS fireplace with remote timer, temperature and on/off controls
- ✓ Italian marble surround on oversize fireplace
- ✓ Custom made mantel and surround to match designer moulding throughout office
- ✓ High ceilings
- ✓ Rear access to kitchen, storage, basement and wheelchair accessible main floor bathroom
- ✓ Very bright work area, lots of large windows, very pleasant place to work

### Main Floor Powder Room

- ✓ Wheel chair accessible door and all fixtures
- ✓ Granite floor
- ✓ Granite wheel chair height counter top
- ✓ Sink, faucet and mirror all wheel chair compliant but with designer applications
- ✓ Special forced flush toilet for worry free use
- ✓ Large turn around area for accessibility
- ✓ Large window with privacy screening
- ✓ High end Nutone silent ventilation unit

### Main Floor Storage Area

- ✓ Well lit storage area approximately 10x10 for supplies with access to main floor bathroom and kitchen

### Main Floor Kitchen

- ✓ All maple cabinetry in main kitchen, eating area and butler's pantry
- ✓ High end designer ceramic tile floor in main area, butler's pantry and rear closed porch
- ✓ Access to rear porch and then rear door and rear parking lot
- ✓ Incredible Silestone (quartz) antibacterial countertops, table and butler's pantry serving area
- ✓ Custom designed kitchen and built in seating area with matching table with Silestone top (seats 4)
- ✓ Pot drawers, serving areas. This is a full kitchen (\$45,000) for cabinets alone
- ✓ Lots of windows
- ✓ Beautiful tile work on backsplash with custom accents to match neutral décor
- ✓ Very high end appliances
- ✓ Stainless Steel - Fisher Pakkel gas stove and oven
- ✓ Stainless Steel - Panasonic (high-end) microwave oven with vent for Stove top
- ✓ Stainless Steel double sinks with designer faucet
- ✓ Instant hot water dispenser (Kitchenaid)
- ✓ Insinkerator disposal
- ✓ Built in Stainless Steel Kitchenaid dishwasher (silent operation)

- ✓ Side by Side Stainless Frigidaire Fridge and Freezer with ice cube and filtered water dispenser in door
- ✓ Stainless Jennair garbage built in compactor
- ✓ Under counter lighting
- ✓ Rear alarm keypad in kitchen
- ✓ French door with beveled glass access to adjoining butler's pantry
- ✓ Butler's pantry with built in glass display cupboards
- ✓ Built in wine rack
- ✓ Silestone Counter
- ✓ Good storage
- ✓ Access via French door with beveled glass to main floor conference room

#### Main Floor Conference Room

- ✓ Internet, cable and voip equipped conference area 12x14
- ✓ Large windows for good lighting with blinds for video displays
- ✓ French door access to main vestibule entryway

#### Second Level

- ✓ French door with beveled glass access to second level oak stair case with oak banisters
- ✓ Double door storage or coat closet on second level
- ✓ Access to rear office
- ✓ Access to second floor conference room

#### Rear Office (Upper Level)

- ✓ Access via French door with beveled glass
- ✓ 12x12 area with large window facing rear yard
- ✓ Intercom to main office, outside and security lock for front door
- ✓ Ensuite powder room
- ✓ Super-flush toilet
- ✓ Corner sink
- ✓ High end silent ventilation by Nutone with night light and regular light
- ✓ Unusual architectural detailing

#### Second Floor Conference Room

- ✓ Access through French door with beveled glass
- ✓ Well lit 10 x 14 room
- ✓ All electrical, internet and telephone pre-wiring
- ✓ Access to upper level hallway
- ✓ Access to front office

#### Front Office (Upper Level)

- ✓ Access through French door with beveled glass
- ✓ Nice size 14x14 room
- ✓ Large picture windows
- ✓ Beautiful view of main street and front parking area
- ✓ Intercom to office, exterior and front door security lock
- ✓ Unique architectural detailing

## Basement

- ✓ 14' ceilings in basement
- ✓ Dropped ceiling to facilitate heating, plumbing and wiring distribution systems
- ✓ Solid French door entry
- ✓ Storage cupboard at top of stairs for vacuum hose, wand
- ✓ Electric capabilities in storage closet for wireless internet
- ✓ Custom make oak staircase and handrails
- ✓ Dry walled
- ✓ Basement is drywall finished except where there are exposed limestone walls
- ✓ Two windows in main area
- ✓ Large storage closet under stairs
- ✓ Large steel beam support system to maintain openness
- ✓ Rear door access to outside
- ✓ Access to IT room
- ✓ Access to utility room
- ✓ Painted Floors
- ✓ Great built in "daylight" fluorescent lighting.
- ✓ I.T. room with fire door where all cat 5 cables originate with built in shelving and air conditioning vent to maintain continuity of temperature
- ✓ Electrical and circuit breakers housed here

## Utility Room

- ✓ Large room with extra storage
- ✓ New Force Air High Efficiency Gas Furnace
- ✓ Access to Air conditioning
- ✓ Plumbing distribution systems with separate mapped shut off taps for each location
- ✓ Quick recovery hot water tank
- ✓ Central vacuum unit