

# Two Dreams Upgrades & Extras

## Whole House General Information

The home is built of NuDura Insulated Concrete Forms. All of the exterior walls of the home are 5" of NuDura ICF forms and six (6) inches of 4000psi concrete full fiber with re-bar re-enforcement.

Brick on front & East end & Hardi concrete board on rear & West of home.

The front elevated deck is made from Insul-dec, another specialty concrete product.

The patio below the front deck is water- proof & could easily be enclosed.

The roof structure is connected to the walls of the home with Hurricane straps.

Roof structure of the main home has been sprayed w 2" closed cell polyurethane spray-foam insulation.

Home has the equivalent of an **R50** insulation factor.

The home is @ 12,450 sq.ft.

Five over-sized bedrooms, all with private full baths.

Craft Room in Basement originally designed as Bedroom w bay sitting area.

A separate full bath is off the Swimming pool room foyer.

There are two additional half baths, one on the main level & another in the basement.

The house/hangar is on a 600 amp electrical system.

There is a three separate ductless heat pump systems:

- 1) Bonus room/large Office above the garage,
- 2) Sunroom at the rear of home,
- 3) Garage attached to home.

Security & fire (smoke/heat) alarm system installed throughout the home.

Brazilian cherry hardwood flooring throughout the main floor, third floor & bonus room.

Stair treads are Brazilian cherry.

Top grade laminate, Cherry Shipdeck, in basement.

10' ceilings thru out the home.

The basement has 9' ceiling, after the custom "drop-down" ceiling was added.

Elevator access to all three floors.

Extra large composite decorative baseboard throughout the home.

All doors to bedrooms, closets & other spaces are three (3) foot wide solid wood decorative panel inset doors.

All rooms in the home have CAT-5E wiring for internet, television, & telephones.

Whole house networking system.

Custom Bali 3" wood window blinds for all **68** windows.

Custom wrought iron railings inside the home: main staircase, overlook above foyer, swimming pool room, & the bonus room.

Custom Choice Dec railings & decorative spindles for the elevated deck at the front of the home.

The home is ADA accessible w ramp to the main entrance level.

Custom railing for the porches at the rear of the home.

All bathrooms have sound deadening insulation in the walls.

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All electrical plugs are raised higher than standard height for ease of reach.  
Oversized, Insulated Concrete Form construction, three (3) car garage w/ insulated garage doors. Two (2) 9 foot & one (1) 10 foot doors.  
Low voltage lighting above each of the arches at the basement concrete patio for down-lighting of the arches.  
Lights at the tops of each column post on the front elevated deck.  
Electrical wire taken to the pond for fountain, electrical for pump for irrigation at house & electrical for lighting future gazebo.  
Rain water from hangar & house roofs is piped to the pond via 4" & 6" inch Schedule 40 PVC pipes installed with clean-outs.  
Electrical set up for landscaping lights.  
Numerous can & eyeball can lights strategically placed around the home.  
Top of the line, ceiling fans in each room throughout the home:: total **35**  
Main floor == five (5)  
Outdoor kitchen == two (2)  
Third floor == eight (8)  
Bonus room == two (2)  
Basement level == eight (8)  
Swimming pool room == eight (8)  
Covered Loggia == two (2)

### **Main Floor**

#### **Kitchen**

All Viking appliances:: beverage fridge, icemaker, microwave, 2 dishwashers, 2 oversized professional ovens, 2 warming drawers, 2 oversized refrigerators, a 6 burner propane stove w/ griddle.  
Oversized Vent-A-Hood for stove top.  
Franke oversized stainless steel farm sink w/ garbage disposal.  
Franke "The Beach" sink w/ drop-in cutting board & bowls in one 4'x6' island.  
Miele deep fryer in the second 4'x6' island.  
Eight (8) can lights in main kitchen.

Kitchen plumbed & wired for Dacor coffee system & Gaggenau steam convection oven.  
Blue Pearl granite countertops & islands @ 94sf

#### **Breakfast Room**

Blue Pearl granite bar between the Kitchen & the Breakfast room, @ 16sf.  
Phone, television, & internet connections

#### **Food Pantry**

140' linear feet of shelving for food & cooking supply storage.  
Ceiling fan with four (4) globe lights, & subtle lighting in hub.  
Two (2) can lights.  
4'x6' island Blue Pearl granite countertops @ 32sf.

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### ½ bath off Food Pantry

w/ custom layout Travertine flooring. Furniture style vanity w/ beige granite top. Phone connection.

### Sunroom

Enclosed sunroom is half octagon, w/ 2 ceiling fans w/ three globe lights, 2 can lights, 11 Pella windows w custom wooden blinds, 2 exterior grade doors w blinds built-in the glass with deadbolts. Walls and ceiling are spray foam insulated, then paneled with tongue and groove bead board.

Cabinets installed along the south wall @ 25 feet of cabinets.

Ductless heat pump HVAC system

Internet access

### Butler's Pantry

Cabinets for china & crystal. Sink w/ disposal, dishwasher designed for china & crystal. Blue Pearl granite countertops @ 22sf.

Two (2) can lights plus pendent lighting fixture.

Etched glass pocket door between the Butler's Pantry and the Dining Room.

### Great Room

Wired for surround sound. Electrical in place for cove lighting. Two (2) brass electrical plugs in the floor. Custom oversized see-thru vent-less gas fireplace (into Dining room). Four (4) eyeball can lights for art walls & one (1) down-aim can light. Ceiling fan with remote control, globe lights, & subtle lighting in hub. Phone, television, & internet connections.

### Dining Room

French glass panel doors (exterior) onto elevated concrete back deck.

French doors w etched glass into main foyer. 20' long custom glass table w 4 pedestal bases. Two (2) high end chandeliers. Large walk-in china/crystal closet. Custom oversized see-thru gas ventless fireplace (into Great room). Wall sconces above fireplace. Three (3) eyeball can lights for art walls & one (1) down-aim can light.

### Main Foyer

Imported Italian Peronda marble entire main foyer. Handcut Compass Rose medallion insert in marble. Front entry door is eight (8) foot tall Pella w cathedral glass & side lights. Ceiling in the main foyer is a barrel vault & is wired for rope lighting to accent the curves of the ceiling. Five (5) custom wall sconces. French doors with glass panels w/ side lights at the end of the main foyer open out onto the elevated concrete back deck.

\*\*\*The elevator is off the main entry hall & services all three floors.

### Ladies Parlor

Enter thru etched glass French doors off of the main foyer. Oversized custom ventless gas fireplace. French glass panel doors (exterior) open out onto the elevated concrete

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back deck. High-end ceiling fan with crystal globes. Phone, television, & internet connections.

### Swimming Pool Entry Foyer

Custom tile floor w/ Blue Peronda marble hand cut "rug" inlay. Cabinets, upper & lower, sink & beverage refrigerator. Double door exterior grade entrance into swimming pool room, w deadbolt. Phone connection in this room. Two (2) can lights plus ceiling fixture.

### Swimming Pool Bath

The floor in the bath, as well as the walls in the shower area are custom tile work. There is a custom fit glass door for the shower & a hand-held shower wand on sliding height bar. The vanity is custom furniture style, w/ granite top. Three-globe light fixture above the vanity. Exhaust fan. Telephone connection.

### Swimming Pool Room

Custom tile floor & "Juliet" balcony for the staircase. 16'x32' ionizer sanitized, heated, double Roman end pool, five (5) foot depth full length. New vinyl June 2011. Pool is an ionization (new Feb 2011) pool, not chlorine or salt. Four (4) tiled columns w jets into the pool. Lighting for the room includes: eight (8) ceiling fans w/ globes & eight (8) wall sconces for low/mood lighting. French doors lead out onto the covered Loggia w/ two (2) ceiling fans w/ light globes. There is also a whole-house exhaust fan located in the swimming pool room above hot tubs area. Separate "bay" area for the ionizer sanitized hot tub, five (5) person.

### Garage

The garage is attached to the home and of the same ICF construction. It is an oversized three car garage. The room is finished, drywalled. There are five over-sized low-E argon filled windows in the room with custom blinds. The garage doors are top quality insulated doors, 2- 9foot & one 10foot. The garage is well insulated w a separate ductless heat pump system. There is a large utility sink w hot water. Two extra electrical outlets for freezers.

### Third floor

#### Library & Chaise Seating areas

There are two seating areas on the third floor. One is in front of the large square window that overlooks the property & contains a chaise lounge. The other area is just outside the Master bedroom, it is a "Library" area with large sitting area & bookcases with three beautiful over-sized arched windows.

#### Two (2) back bedrooms and bathes

Over-sized bedrooms w/ bay sitting areas. Both rooms have large closets. Phone, television, & internet connections. High-end ceiling fans with crystal globes.

**Each** bedroom has its own private bath w/ Jacuzzi tub & shower. There are hand-held shower wands on sliding height bars for each shower. The vanities are custom furniture

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style, w/ granite tops. Three-globe light fixtures above each vanity. The floors in each bath, as well as the tub/shower surrounds, are custom tile. Exhaust fans in both baths.

### **Front bedroom and bath**

Over-sized bedroom w/walk-in closet. High-end ceiling fan with globes. Phone, television, & internet connections. This bedroom has a private bath w/ walk-in shower w custom fit glass door. The floor in the bath, as well as the walls in the shower area are custom tile work. There is a hand-held shower wand on sliding height bar for the shower. The vanity is custom furniture style, w/ granite top. Three-globe light fixture above the vanity. Exhaust fan.

### **Master bedroom**

Over-sized bedroom. Two (2) high-end ceiling fans with crystal globes. Two can-lights for art walls. MBR is plumbed for propane fireplace. Phone, television, & internet connections.

### **Master bedroom sitting area**

Over-sized bay sitting room off of the MBR with four beautiful over-sized arched windows. Phone, television, & internet connections. One (1) high-end ceiling fan with crystal globes.

### **Master bath**

There is an over-sized bathroom w/ walk-thru shower. The shower has a RainDancer electronic massage multi-head (11jets) shower unit installed as well as a custom tile sitting bench. There is a hand-held shower wand for the shower unit. There are custom fit glass doors on both entrances to the shower. The shower walls are custom tile work. Exhaust fan.

In front of the shower wall there is an oversized oval shaped custom Jacuzzi tub w/ waterfall faucet & whirlpool jets, as well as air jets. The tub is built into a custom Italian Peronda marble surround. There is a French hand held faucet for the tub.

A chandelier w/ ceiling rosette medallion is above the tub.

There are two windows in the bath area.

The bathroom floor is travertine tile w/ diamond insets & a hand cut "rug" inlay.

There are His & Her separate vanities in the bath & they are custom furniture style, w/ black granite tops. Three-globe light fixtures above each vanity. Plenty of electrical outlets near the vanities. The toilet area is enclosed with a telephone connection.

The MBR bath also has plumbing & electrical for a Pedi-Spa tub.

### **Master bedroom closet**

Extra large (room size) walk-in closet w/ custom hanging rods & shelves. There is an island in the closet for folding clothes, as well as built-in drawers for storage. Ceiling fan w globe lights & a second light fixture in the closet. Attic access is in this room.

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### **Bonus Room/Office/Exercise Room**

Room is 1140sf. There is a small kitchen area with a bank of cabinets, sink, beverage fridge & microwave. Room is climate controlled by a split system HVAC. Two high end ceiling fans with four globes each. Track lighting in center of the room. This room has Brazilian Cherry hardwood flooring. Phone, television, & internet connections.

### **Basement level full front daylight**

The basement has top grade custom decorative drop ceiling.  
The flooring is top grade laminate flooring "Cherry Shipdeck" color.

Entry doors are solid wood Pella French doors w cathedral glass.  
These doors take you from the basement level onto the over-sized, full length of home 14ft deep patio. The patio is covered & water-proofed w/ custom arched brickwork and down-light accent globes above the arches. There is vinyl ceiling. Covered electric outlets and a water faucet are also on this patio.

### **Game Room**

Full kitchen in the basement w/ sink, dishwasher, free-standing range w/ double oven, built-in microwave, & french-door refrigerator. 3.5'x 8' island w/ bar seating in kitchen with 5 can lights. Telephone connection.

### **Sewing/craft room**

Over-sized room with large bay sitting area. Could be another bedroom. Large walk-in closet. Two (2) ceiling fans with globes. Two sets of pendent lights above work bench/storage cabinets. Third set of work bench/storage cabinets have three angled down lights. Phone, television, & internet connections.

### **Theater room**

Over-sized room, 5.1 surround sound, sconce & can lighting. There is a 14' diagonal screen. Theater room also has sound deadening insulation in all the walls. Seating in the room: power recliners. Phone, television, & internet connections.

### **Laundry room**

Over-sized room, has 4'x6' island with open-front cabinets & shelves designed for storing laundry baskets. The laundry room is wired for two dryer units. There is a whirlpool jetted laundry sink built into a cabinet next to the washing machine. Hanging rods are installed for clothes drying. Ceiling fan with three globe lights. There is a custom designed "rug" worked into the tile flooring around the island. 80gallon water heater (1of 2in the home). One of the PEX Manifold systems for the plumbing for the house is located in the laundry room.

### **Basement bedroom**

Over-sized bedroom. High-end ceiling fan with crystal globes. This bedroom has a private bath, walk-in shower w a custom fit glass door. The floor in the bath, as well as

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the walls in the shower area are custom tile work. There is a hand-held shower wand on sliding height bar for the shower. The vanity is custom furniture style, w/ Uba-tuba black granite top. Phone, television, & internet connections. Exhaust fan.

### Mechanical room

This is an over-sized room with plenty of storage for supplies. The second 80gallon water heater is located here. The second PEX Manifold system for the plumbing is located here. There are also three geo-thermal heating/cooling units located in the Mechanical room as well as all the piping for these systems. Two of the units have hot water generators installed. There is also a draining system in the floor of this room.

### Airplane Hangar

60' x 72' steel hangar

58' x 16' bi-fold hangar door

Floor has light gray epoxy.

10' wide 12' high insulated garage door on west side of hangar

100' x 60' concrete apron with three sets of tie-downs built into concrete

Large enough for Helipad

200amp electrical panel

5-ton Geothermal unit for heating/cooling hangar with hot water generator

Entire hangar structure has been sprayed w AirTight spray-foam insulation

Hangar has the equivalent of an **R50** insulation factor.

Connections for full kitchen on main level of hangar

1/2 bath on main level

Washer & dryer hook-ups on the main level

1440sf loft apartment

3/4 bath in the loft

3 windows overlooking the main hangar floor; plus window on back wall.

Phone, television, & internet connections in both the main level & the loft.

Ceiling fans Kitchen in hangar == four (4)

Ceiling fans Loft in hangar == five (5)

Ceiling fans Main area in hangar == four (4)

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