



DEREK DANEAULT

## LIST OF FEATURES

### 22106 Garven Road

- Custom built by Pine Creek homes, is this luxurious 2900 square foot raised bungalow

## MAIN LEVEL

### Kitchen:

- Hinges are Blum soft close cabinets.
- Cabinets painted an automotive lacquer
- Granite countertops
- Marinace drawer system is Blum tandem full extension drawers
- Built- in Sub Zero Fridge
- Built-in Sub Zero freezer drawers with ice maker
- Built-in Dacor convectional oven
- Miele steam oven & Miele warming drawers
- Built in Miele dishwasher
- Heavy duty sink incinerator in both sink areas (island and main)
- Microwave
- Built in garbage compactor
- Curved cabinets hidden cubby in island
- Appliance garage drawers

### Dining Room:

- Buffet cabinet with cork lined drawers for dishes
- Patio door to large deck

### Great Room:

- Built in entertainment unit with stereo TV cabinets
- Gas burning fireplace

### Primary Bedroom:

- Large walk-in closet with built in cabinets
- Built-in stereo cabinet and built-in fire- proof safe
- Patio door to small coffee deck
- Deluxe 5-piece en-suite bathroom with enclosed bath and shower, glass door and rain shower head

### Bedroom #1 / Bedroom #2:

- Built in cabinets and closet organizers and auto lighting





DEREK DANEAULT

**Main Bathroom:**

- 4 piece
- Features a tub/shower surround, and two sink vanity

**Main floor Office:**

- Built in bookcases and desk with ample drawers
- Cabinets with large window
- Wenge exotic wood from the Congo region

**Laundry Room:**

- Built in cabinets with ample storage and hanging station
- Large sink
- Built in ironing board
- Propane large capacity dryer
- Meile washing machine

**Mudroom:**

- Built in cabinets with 6 large individual drawers for season attire/storage

**Sunroom:**

- Large southern exposure windows
- Heated ceramic tile floors
- Overhead fan
- Patio exit / entrance door to large deck

**LOWER LEVEL**

**Rec Room:**

- Built-in cabinets finished (Made from Obeche. also African (triplochiton scleroxylon)
- Workout area
- Games area
- Bar area with built-in wine rack, cabinets, sink and counter (Made from Obeche. also African (triplochiton scleroxylon)
- Large closets for storage

**Bedroom #3 / Bedroom #4:**

- Offer built-ins and closet organizers





DEREK DANEALT

**Bathroom & Sauna:**

- 4 piece with separated areas for toilet, sauna, shower and dual sink vanity
- Heated ceramic tile floor

**Media Room:**

- Sound proofed
- Projector
- Built in speakers throughout
- Built in cabinets with counter and plenty storage

**Additional Features:**

- Featuring Heirloom custom cabinetry through out entire house
- Four bedrooms two up two down all with built in cabinets and closet organizers and auto lighting
- Large windows throughout
- Direct basement entrance from garage
- Lower level offers a large walk-in storage area for items like luggage and sports equipment with large adjustable shelves throughout
- Large pantry connected to downstairs entrance via garage (Costco door) easy to bring all the large grocery items into pantry direct from garage
- Geo-thermal well to well heating system
- Triple attached oversize garage
- Quonset four car garage with two garage doors with openers
- Large circular driveway for many cars to park
- Chain link fencing with gates on both sides of house
- Sprinkler system for plants
- Maintenance free yard (no grass)
- Fully treed lot with tons of privacy
- Automatic driveway lighting with poles drilled and mounted into boulders
- Winding driveway so you cannot see house from PR 213
- Great water that's soft. Use a bag of salt per month on average
- No hard water stains
- Dark oak wood flooring throughout main floor
- Plush carpet with thick underlay on stairs and downstairs area
- Alarm system
- Insteon lighting system
- Heated garage door
- Two- 200 amp breakers

