

Buckland Construction, Inc.

Timberstone 42 Amenities
5/15/08

Basic House - Description	Sq. Ft.
Exterior: Front & first floor brick & stone, 2nd floor side & back cement board siding	
Roof Pitch: 12/12	
Ceilings - 9' main and basement, 8' up - see special ceilings below	
Fireplace: gas ventless - 1, see 2 additional below	
Windows: Barber & Ross, wood aluminum clad - see low-E upgrade below	
Doors: interior, Masonite, 2 panel with arch - see 8' upgrades below	
Living Space Main Floor	1854
Second Floor	2026
Porch - Front	32
Garage: 3 bays - see additional 2' deep & additional driveway space below	857
Basement - see 1478 sq. ft. finished below	1632
Total Square Feet	5512
Amenities/Upgrades	
Foyer	
- 2 Story	
- Crown molding	
- Chair rail and squares painted to look like full wood	
- Coat closet - door 8'	
- Plant shelf with crown	
- Front door crown topper	
- Base board - 7 1/4"	
Study	
- French doors - 8'	
- Crown molding	
- 10' ceiling	
- Coffered ceiling	
- Built-in desk & shelves - pull down drawer for keyboard	
- Double chair rail - 2 paint colors	
- Ceiling fan - decorator	
- Base board - 7 1/4"	
DR	
- Faux Paint - walls and ceiling	
- Columns-4 painted to look like full paneling with crown in 2 places	
- Chair rail and squares painted to look like full wood	
- Arches - between DR and Foyer, between DR and Hall	
- Cak ceiling with clipped corners & crown molding in 2 places	
- Base board - 7 1/4"	
Great Room	
- 2 Story	
- Coffered ceiling with crown molding	
-Arch - between GR and Kitchen	
- Columns - crown & faux painted	
- Built-in cabinets with shelves by fireplace	
- Fireplace face - Travertine natural stone	
- Chandelier with Iron Medallion	

- Stairs - wrought iron, over the post, exposed treads, volute, upgraded carpet runner, crown	
- Pre-wired with Surround Sound 5.1 Dolby Digital Speakers	
- Base board - 7 1/4"	
Kitchen	
- Appliances - stainless	
- Cook top - 5 burners, gas	
- Wall ovens - 2 - one is convection	
- Convection microwave	
- Dishwasher - Energy Star, giant tub, QuietPower	
- Granite - upgraded Kashmir Gold Light, ogee edge on island & butler's pantry	
- Cabinets - glazed, pan drawers, rollouts, Alder, seeded glass, bun feet, corbels, puck lights	
- Butler's Pantry	
- Pantry - walk-in with built-in, counter top, electrical outlets, pocket door	
- Hood - decorator, stucco, faux painted, corbels	
- Exterior vent for hood	
- Backsplash - Travertine natural stone with glass accents	
- Crown - kitchen, family office	
- Audio speakers and volume control	
- Desk with hanging file and laminate top with wood edge, decorator shelf with corbels	
Hearth Room	
- Fireplace with brick shaped travertine, mantel and legs	
- Technology niche	
- Windows - 4 additional	
- Window seats - each with drawer - 2	
- Crown	
Mud Room	
- Bench - plus 2 rows of shelves with crown	
- Technology cabinet with electrical outlets & IPOD docking station	
- Crown	
Powder Room	
- Faux painted	
- Sink - vessel with wall bracket	
- Dark bronze faucet and accessories	
- Crown	
- Decorator mirror	
Laundry	
- Built-in with laundry chute	
- Utility sink with upgraded faucet	
- Cable and phone outlet	
MBR	
- Tray Ceiling, with light rail and several rows of wood trim	
- Faux painted walls & ceiling	
- Windows - 4 additional	
- Ceiling fan - decorator	
- Audio speakers and volume control	
- Double doors to MBR and bath	
- Bath - vaulted ceiling	
- Bath - crown	
- Bath - chandelier	
- Bath - plant shelf with crown	
- Shower - ceramic with seat, 6'x 5'	
- Shower - heavy, clear door and front wall	
- Shower - 2nd shower head & hand shower	

- Tub - Aquatic Serenity 2 air tub with hand shower	
- Decorator mirrors	
- Linen cabinet with glass doors, puck lights, electrical outlet for coffee, etc.	
- Stainless faucets and accessories	
- Pocket doors -2	
- Cable outlet	
- Walk-in closet - laundry chute, bench, 3rd clothes rod and reaching rod with hook	
BRs	
- Special ceilings - 2	
- Window seats - 2	
- Finished storage areas - 2	
- Arch in hall	
- Each BR has a full bath	
- Bath faucets - stainless	
- Pocket doors -2	
- Tile above & around tub/showers	
Basement	
- Finished	1478
- Windows - 5 & Guest Room has split face block areaway and ladder	
- Fireplace with stained mantel	
- Bath - full with decorator mirror & built-in for linens	
- Brick arch in front of bar	
- Bar - sink, dishwasher, microwave, textured walls, Alder cabinets with Chicago bar rail	
- Home Theater - pre-wired with Surround Sound 7.1 Dolby Digital Speakers, TV niche for flat or projection screen, chair rail, posters with custom frames, faux painted, sconces	
- Media Closet - easy front and back access	
- Columns - 4 with brick and crown, arches	
- Unfinished storage area	
- Sump Pump	
Flooring - upgrades	
- Main floor - 5" wide hardwood except laundry room	
- Carpet - upgraded furze, upgraded stair runner	
- Ceramic - Upgrades in MBR, Laundry & Bar	
Furnace - 90% efficient - 2	
Hot Water Heater - 90% efficient	
Trim - 5 1/4' casing except where noted 7 1/4" above	
Drywall - Rounded corners	
Paint - color changes- 5	
Door Hardware - Oil Rubbed Bronze	
Insulation - energy efficient wet blown fiberglass insulation & heavily insulated ceilings	
Wiring	
- Can lights - 68	
- 2 Home theater rough ins, sec. system, home technology wiring (see separate description)	
- 5 Dimmers (Breakfast, Kitchen pendants, DR, Bar pendants, Home Theater sconces)	
Exterior	
- Rounded Window above porch	
- Dormers - 2	
- Front door and transom upgraded, stained	
- Shingles - roof, dimensional	
- Shake Shingles - garage & dormers	
- Copper roof -front porch	
- Mortar - cream	
- Brick arches	

- Stone	
- Shutters - custom made	
- Windows - Low-E	
- Window grills - all windows	
- Garage doors - upgraded, French country with windows & decorator hardware	
- Garage door openers - 2	
- Garage depth - 2' deeper than standard garages (23'4" x 36' inside dimension)	
- Driveway - extra concrete for easy garage access	
- Deck - 22x16 with corner stairs	
- Gas line on deck	
- Landscaping - includes mulched tree line in back	
- Fire pit	
- Sprinkler - entire yard	
- Lot - tree line in back, approximately 21 foot side yards, .36 of an acre	

Improvements made by the seller

1. Theater Room system – Projector, 120' screen, surround sound speakers. Had the speakers custom built into the wall. \$10,000
2. Custom molding and wains coating (sp?) throughout up and down stairways and upstairs hallway. - \$3,000
3. Custom Blinds throughout the house: \$10,000
 - a. Great room – Nantucket window shades
 - b. Kitchen – roman shades
 - c. Basement – woven wood shades
 - d. Master bedroom – honeycomb shades
 - e. Master bath – plantation shutters
 - f. Bedrooms – regular faux wood blinds
4. Whole home surge protector – \$1,000
5. Two sump pump system – water commander water powered backup system - \$1,500 & upgraded sump pump - \$800
6. Goalrilla Basketball Hoop - \$1,500
7. House inside and out repainted in 2014 - \$5,000
8. Metered Water Softener - \$1,500
9. Castlewall total home alarm system - \$1,500
10. Garage – custom shelves and garage floor painted \$500
11. Kitchen refrigerator and basement bar dishwasher - \$2,500