

Welcome to 7219 Loch Lomond Drive

CUSTOM EXTERIOR FEATURES

- Transitional Craftsman Design by award-winning Architect, Claude C. Lapp
- Over 20,000 sq foot lot located in Whitman HS District
- Over 7,000 square feet of finished space
- Oversized (3) Car-garage bays w deluxe insulated garage doors
- Lift Master automatic door Openers and keypads
- Natural stone and James Hardie siding
- Professional landscape package
- Front and Rear: Hose bibs
- Front and Rear: GFCI electrical waterproof outlets
- Beautifully stained entry door
- Front porch with beaded ceiling and flagstone walkway
- Large screened in rear porch with fireplace, tv hookups, speakers, fans, etc.
- Over 500 square feet of outdoor patio with wood-burning fire pit
- Gas grill rough-in off flagstone patio

LUXURY FEATURES

- 5 large bedrooms and 7 bathrooms (5 full bath and 2 half baths)
- Fully finished three stop elevator to reach all levels of house with custom interior detail
- Second floor Lounge Area for multiple uses
- Large Mudroom with storage cubbies, closet, wash-sink and an additional powder room
- Ceiling Heights: 10'-main; 9' basement and bdrm level
- Designer Trim package which includes coffered ceilings and tray ceilings with cove lighting
- (3) Fireplaces: Family room; Basement and Rear Porch
- Extensive LED recessed lighting package throughout
- Butler's pantry with beverage center
- Prewired speaker locations on first floor, basement, master bathroom and rear porch
- 6" wide solid rustic oak hardwood throughout entire 1st and 2nd floor, staircases and landings
- Solid core deluxe 2 panel interior doors
- Schlage interior door hardware
- Fully integrated security system
- Fully integrated Cat 5 enhanced network and computer broadband cabling throughout
- Sprinklered home with concealed heads

GOURMET KITCHEN

- Solid quartz or natural stone countertops
- Large island with additional seating and storage
- Full height cabinets with Designer wood hood
- Expansive eat-In Breakfast nook
- Oversized walk-in pantry
- Thermador Stainless Steel appliance package includes:
 - (2) Dishwashers
 - 48" 6-Burner gas cook-top
 - 30" Double Oven
- Large rectangular deep sink with Badger InSinkErator and air switch

DELUXE BATHS

- Solid quartz or natural stone vanity tops
- All bath tubs are solid Americast
- Custom designer tile installation in all baths
- Master bath with separate toilet room and freestanding tub
- Master shower with two individually controlled shower heads and built-in bench seating
- Formal powder room with furniture vanity and hardwood floors
- Mudroom powder room with custom designer tile

ENERGY PACKAGE AND ENERGY SAVING FEATURES

- Anderson top of the line 400 series Double insulated low E glass windows with easy tile release locks for cleaning. Custom profile interior window grilles
- Andersen Patio Doors
- 75-gallon Power vent gas hot water heater
- 2-Zone 92% Carrier high efficiency gas heat with main zone humidifier
- High efficiency central air-conditioning
- Extensive insulation package with air seal as well as spray foam and batt insulation-including sealed H-vac and duct work
- Storm water prevention plan
- Programmable / Wi-Fi thermostats for H-vac System
- High efficiency water saving toilets and other plumbing fixtures
- All appliances are energy efficient

*Information Deemed reliable but not guaranteed. Builder reserves right to make changes, as necessary.
Existing fixtures and finishes prevail over Specs and Information List once home is complete.
Estimated property tax and non-tax charges FY 2021/22 ~ \$29,000.00*