

Feature Sheet

305 Shadowood Lane - Northfield

First Floor

Mahogany-stained hardwood flooring
Decorative light fixtures and recessed lighting
Crown moldings and custom trim
Speaker system throughout
Formal, spiral staircase and separate rear staircase

Foyer

"Bastille" honed stone with decorative tiles throughout

Formal Living Room

Marble fireplace

Library

Cherry paneling with built-in bookshelves
Access doors to interior hallway and screened porch

Dining Room

Gorgeous chandelier and sconces
Hand-painted ceiling with trim
Chair rail

Family Room

Fireplace with granite surround
Boxed-beam coffered ceiling
Three sets of French doors leading to patio and rear lawn
French door access to screened porch

Chef's Kitchen

Custom cypress cabinetry with self-closing drawers
"Shantung" honed granite counter tops and "Botticino" tumbled marble backsplash
Island with drawers and cabinets
"VacPan" automatic dustpan inlet
Professional appliances include:

- Wolf dual fuel range (gas, stainless steel)
- Sub-Zero refrigerator and freezer (cabinet front)
 - Miele dishwasher (cabinet front)
 - Décor warming drawer (cabinet front)
- Wolf convection microwave (stainless steel)

Breakfast Room

Sliding French doors to patio

Powder Room

Decorative wood vanity with matching mirror and absolute black granite counter top

Butler's Pantry

Custom cypress cabinetry with counter top and backsplash to match kitchen
Miele dishwasher (cabinet-front), sink and beverage center

Mud Room

Two coat closets and wall of custom storage "lockers"
Second laundry facility (Frigidaire stackable washer/dryer) with cypress storage cabinets
Rear powder room with porcelain tile floor
Access doors to garage and service side door

Second Floor

Mahogany-stained hardwood flooring in hallway
Decorative light fixtures and recessed lighting
Crown moldings and custom trim
Linen closet
Attic access
All bedrooms include: Walk-in closets with custom closet systems, full bath,
wall-to-wall carpeting, and over-head lighting

Master Suite

Private den with fireplace
Spacious his-and-her walk-in closet
Roof deck with views of rear lawn

Master Bathroom

His-and-her vanities with "Europa" stone counter tops
Custom glass enclosed shower with rain- and body-shower features,
and personal hand-held shower
Oversized whirlpool tub
"Europa" stone floor, tub and shower surround

Three Additional Bedrooms

Each with full-bath featuring maple cabinets, "Calcutto" stone counters
and backsplash, and stone floor
Shower/tub combinations

Guest Suite

Bedroom with adjacent step-up sitting room/office
Full-bath with maple cabinets, "Avario Nube" countertops and backsplash and stone floor
Stand-alone shower

Laundry Room

Custom maple cabinetry with storage
Porcelain tile floor
Laundry sink and vanity with granite counter and backsplash
Affinity capacity washer and dryer

Lower Level

Wall-to-wall carpeting
Recessed lighting
Extra large windows with brick window wells
Accessed by formal, spiral staircase or separate rear staircase
May be finished to include a home theater, wine room or other hobby space

Recreation Room

Wet Bar

Tile floor
Beverage center
Custom cherry cabinets
Entertainment sink, Kitchen Aid ice-maker, double-drawer refrigerator, dishwasher and wine cellar refrigerator

Sixth Bedroom

Walk-in closet

Full Bath

Maple cabinet, stone counter and backsplash
Porcelain tile flooring and shower walls

Exercise Room

Rubber mat floor

Storage Room

Adjacent to mechanical room

Exterior Features

Mahogany front door
Copper gutters
Underground irrigation/sprinkler system
Paver brick walkways, patios and circular driveway edge
Exterior lighting
Professionally landscaped

Garage

Attached four-car heated garage with keyless entry
Electric door opener
Attic storage

Special Features

Custom solid wood doors throughout
Pella Architect Series windows
Central vacuum system
Three separate-zoned high efficiency gas forced air furnaces
(two on lower level, one in attic)
Two sump pumps
Three Carrier electric air cleaners
Three humidifiers
400-amp electric service
Security system
22 category 5e telephone and data jacks and 19 cable/satellite/TV video jacks
Home is served by city water and private sanitary

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