

127 Thurstons Way ~ Features

General Property Information

- Two acres of lakefront property
- 13,000 square foot residence with boat dock, outdoor pool, outdoor fireplace and entertainment area
- 650 linear feet of stacked stone sea wall
- Residence completed in March, 2009

Exterior

Front Exterior

- Entire exterior in stone and painted shingle
- Lighting fixtures from Seagull in nautical design in brushed stainless finish
- Raised front porch in blue stone
- Garage door openers for both the two and four car garages
- Concrete and cobblestone driveway
- Electronic gates with controlled entry system
- Yard is sodden with Bermuda grass with numerous tree and floral specimens throughout
- Free standing urns with automatic irrigation system

Exterior Deck and Miscellaneous

- Outdoor shower with arched stone entrance in semi-private area with hot and cold shower. Featuring Sunbrella draperies
- Lower fireplace deck area continuing with the blue stone flooring with stone surround
- Raised hearth stone river rock gas fireplace with antique carved stone mantel
- Third deck located behind four car garage with antique brick herringbone flooring
- All free standing urns throughout with automatic irrigation system
- Large dock featuring lift and space for two boats and additional watercraft
- Boat dock has treated Trex deck
- Electrical and water supply located at dock
- Brick paver path leading to dock
- 40" natural gas Capitol outdoor grill

Features ~ Continued

Swimming Pool

- Custom designed heated pool with tanning ledge, integrated spa infinity edge to a depth of 6 feet
- Salt water system
- Automatic custom under deck cover
- Polished granite interior surface
- Bull nose blue stone coping with a patterned blue stone deck
- Underwater lighting
- Scum line and tanning edge trimmed in glass tile

Pool Bathroom—Outdoor

- Located off of pool deck
- Glass door entry with oval stained glass window
- Cobblestone flooring
- Double pedestal sink with stainless steel base
- Wood and glass medicine chest with mirror front
- Towel storage closet
- Walls covered in Ralph Lauren wallpaper

Features ~ Continued

Main Level

Front Entry Door

- Distressed alder wood with Rocky Mountain oil rubbed bronze hardware

Dining Room

- Stone floor imported from Turkey with an in-lay accent by Walker Zanger
- Both Schonbek tiered crystal chandeliers on lifts
- Fireplace is a 19th century replica in stone
- All wall sconces are imported from Fine Art
- The custom built-in buffet has be faux painted
- Custom window treatments, swags and cornices in silk and wool mohair with antique brass nail head trim
- Electronic window shades on rear windows
- Built in shelving for additional chair and china storage is located off of the dining room in a separate room
- Walker Zanger inlays at both vestibules to outdoor pool and deck with double French doors at each

Bar, China, Butler's Pantry

- Features a swing door, two Kitchenaid refrigerator drawers, a Kitchenaid ice maker and a wine cooler
- Bar sink is in hammered copper and custom cabinetry with open/closed storage
- Imported stone floor
- Granite counter top with ogee edge
- Distressed pocket doors open to pool entry at bar
- Italian commercial hard wired brass cappuccino machine

Kitchen

- Wallcovering in linen look commercial grade vinyl
- Built in breakfast nook/seating area with padded seat covers
- Custom window treatments in two toned patterned linen
- Plantation shutters measure 3 1/2" wide
- Oversized island measuring 120" x 76" with honed carrera marble top
- Rangecraft landau custom ceiling mounted stainless steel range hood 84"x48"x49" with stainless steel double shelves above featuring heat lamps and additional fans

Features ~ Continued

Kitchen Continued

- 36" Northland stainless steel refrigerator with glass door and stainless steel wrap
- 36" Northland stainless steel freezer with automatic ice maker and automatic defrost
- Two (2) Kitchenaid full integrated dishwashers
- 60" commercial Wolfe range in stainless steel with six burner tops, grill, griddle and double oven
- Wolfe microwave, warming drawer
- Kitchenaid double stainless steel sink with Insikerator built into custom island
- All remaining kitchen cabinetry custom made with Rocky Mountain hardware in brushed nickel
- Custom dual stainless steel farm sink with second Insinkerator
- Backsplash is polished beveled carrera marble bricks with an inset of cracked glass detail
- Inset panel above sink is an Ann Saks tile
- Under counter lighting throughout kitchen
- Second counter top features dropped stone top with open cabinetry below
- Two built in cabinets with retractable doors and electrical plugs for appliance housing
- Three pull out drawers for garbage and recyclable storage
- All cabinetry painted in crème matt finish and some doors have glass panel fronts
- All counters have stone tops and honed finish carrera

Pantry

- Open pantry with shelving in various depth to nearly nine feet high with decorative lighting

Mail Station (located between kitchen and rear corridor to two car garage)

- Double pocket doors
- Custom cabinetry including desk area
- Built in file cabinets and drawers and under counter lighting

Powder Room— (off rear corridor by tow car garage and utility room)

- Imported stone floor with custom mosaic fish tile inserts
- Bead board paneling and Stark wallcovering above chair rail
- Custom leaded glass window
- Custom vanity with copper raised sink and wall mounted hardware
- Custom window treatments

Features ~ Continued

Utility Room

- Boat decking floor in commercial vinyl
- Granite counter tops
- Custom cabinetry
- Wrap station built in
- LG front load duet washer with steam
- LG matching gas dryer with steam

Her Office and Painting Studio

- Flooring in dual tone boat deck style/commercial grade vinyl
- Built in wall unit featuring stainless steel top and sink
- Cabinetry façade in leather and brass strapping on all counters and shelving
- Wood and glass door to private patio with blue stone floor
- Custom window coverings with horizontal wood blinds

Family Room

- Flooring is a continuation of the hand scraped hickory floor throughout the main level and has a 10" inset border of herringbone wood detail
- Audio visual closets have a set of hand painted antique doors from France
- Feature wall is in river rock stone with slab stone window sills and 3 1/2" plantation shutters
- Electronic custom window treatments
- Fireplace mantle was custom made in California and finished in North Carolina in an arts and craft style
- 60" flat screen television hangs above mantel of stone fireplace in custom frame
- Custom chandelier
- Rough hewn beam detail on ceiling
- All walls are covered in textured wallcovering

Powder Room (off foyer)

- Flooring is imported stone from Turkey with accents from Walker Zanger
- Thybony wallcovering panels on walls
- Vanity imported from Italy with gold leaf trim is a free standing chest with marble vessel sink and pewter and bronze wall mounted hardware to coordinate with custom mirror and sconces
- Iron/crystal wall sconces and chandelier by Fine Art
- Unique oval window

Features ~ Continued

His Office

- Knotty pine floor on all walls/shelves
- All walls and ceiling feature detailed trim including beams and coffered ceilings
- Walls are custom stained and all millwork shelving is custom designed and installed with wrought iron hardware
- Electrical receptacles on floor
- Horizontal wood blinds and custom draperies
- Fireproof tempered glass operable window to show garage
- Secret storage closet with panel opening

Art (Motorcycle) Featured Niche (outside his office)

- Antique brick floor
- Custom photo mural of London pub
- Directional ceiling lighting

Main Corridor Outside Show Garage

- Hand scraped hickory wood floor continuing throughout with custom Stark carpet runners
- Hidden coat closet underneath the secondary stairwell featuring antique hardware
- Fire tempered glass façade doors with side lights to show garage
- Lanterns and decorative copper lighting in corridor

Four Car / Show Garage (also can be used as entertainment area)

- Antique brick floor in a custom pattern
- Featuring antique replica tin ceiling
- School house ceiling lighting and coordinating wall sconces
- Bead board wrap through perimeter of room
- Storage closets in rear of area
- Automatic carriage doors (four) provided by Real Carriage Door Company with classic X brace and exterior wrought iron hardware

Main Corridor to Master Suite

- Full paneled wall details wrap secondary corridor wall façade
- Painted wood trim Feet high expansive lighthouse with neo lighting in blue and yellow is visible directly above the main corridor

Features ~ Continued

Master Bedroom

- Fully custom paneled walls with dual painted detail
- Hand scraped hickory flooring
- Custom window treatments with automated blackout shades and drapes in turret sitting room
- Arched headboard wall with custom shelves flanking each side
- Circular turret sitting room with iron lantern and paneled walls with full window expanse facing the lake
- Polished steel chandelier with shades and imported antique crystal wall sconces

Master Bathroom

- Imported stone flooring with border detail in basket weave pattern
- Grass cloth walls
- Double free standing vanities with smoked glass tops and brushed stainless steel hardware
- Coordinating framed mirrors
- Custom inset, separate makeup vanity with crystal hardware, full mirrors with beveled trim and flanking glass shelves on either side
- Television mounted behind makeup/vanity mirror
- Double stained glass window
- Featuring two toilet rooms (one including bidet)
- Main toilet room has stone walls to chair rail and stain glass window
- Bath area with dark walnut trimmed oversized jet tub measuring 4' x 5'
- Electronic plantation shutters for privacy over the tubs large window facing the lake
- Oversized shower featuring thermo controlled double shower heads and ceiling tile shower sprays with large window facing the lake
- Shower tub area fully surrounded in stone with border detail and coordinating wall paper in shower corridor
- All plumbing hardware in brushed nickel
- Large chandelier with a single silk shade

Features ~ Continued

Master Closet and Packing Station

- Packing station and entire closet featuring Stark carpet
- Packing station conveniently adjoins his and her closets
- Custom cabinetry and island with storage above and below with stone top
- Decorative lighting coordinates with master bath
- His closet features glass door cabinetry; large spacious area for suitcase storage and two peninsulas for hanging cloths as well as multiple shoe shelves
- Numerous drawers for additional storage with granite tops
- Her oversized closet features five peninsulas for hanging clothes; full length shoe and purse storage nine feet high and additional drawers with granite tips and open storage in rear. Library ladder runs full length of closet for easy access
- Hidden door for security or safe

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Features ~ Continued

Second Floor

Staircases (Main and Rear)

- Custom wall sconces
- Carpet runners by Stark carpet over hand scraped wood steps
- Main staircase adorned with brushed pewter stair rods imported from London
- Custom chandelier on lift in main staircase
- Fine Art wall sconces on main staircase
- Custom banister on both staircases

Main Corridor Second Floor

- Hand scraped eastern pine floor with 6" to 12" board widths with inlays at corridor intersections
- This corridor features two oversized round windows overlooking the dining room
- Barrel vaulted ceilings with exposed wood beams
- Built in book shelves throughout corridors
- Outdoor lanai over front door with custom window treatments and shades, glass doors and side lights
- Custom Stark carpet runners throughout
- Built in stainless steel kitchenette with sink and refrigerator / freezer
- Doors and cabinets of the kitchenette have woven rattan and leather strapping

Leading Outside of Bedrooms One, Two and Bunk Room

- Hand scraped eastern pine floor continued
- View of lighthouse tower above
- Decorative light fixtures
- Built in book shelves

Features ~ Continued

Bedroom and Bathroom One

- Stark carpet throughout
- Walk in closet with wall to wall sisal carpet with linen storage shelving
- Completely paneled with peak ceiling
- Large palladium arched window with view of the lake
- Custom window treatments with electronic privacy shade
- Decorative lighting and coordinating wall sconces throughout bedroom and bath
- Door with reeded glass opens to oversized lanai overlooking the lake. Lanai floor in slate and stretches perimeter of Bedrooms One and Two
- Coordinating bath with imported herringbone stone flooring continuing with the border and surround in bath / shower
- Frameless glass shower front
- Shower in brushed nickel hardware including shower head as well as hand held shower fixture
- Round window in shower stall
- Free standing vanity imported from Italy in hand painted wood with silver leaf detail and antique hardware
- Bathroom wall paper above painted bead board chair rail
- Double flush toilet

Children's Bunk Room

- Custom L-shaped bunk beds with full size bottom mattress below and twin above
- Built in book shelves with toy storage under lower bunk
- Custom window treatments
- Wool carpet

Billiard Room

- Hand scraped eastern pine flooring
- Billiard lighting and coordinating wall sconces with silk shades
- Coffered ceiling with large arched paneled windows

Main Corridor Second Floor

- Commercial textured wall vinyl
- Hand scraped eastern pine flooring continued
- Rough hewn beams on the ceiling and additional storage room
- Featuring decorative wall sconces and recessed direct lighting

Features ~ Continued

Theatre Room and Corridor

- Leopard printed nylon carpet
- Raised seating area for optimal viewing
- Recessed oval pop up ceiling in gold and perimeter lighting
- All exposed walls draped in plush cotton velvet and upholstered walls
- Additional storage room and closet for all audio/visual equipment

Theatre Powder Room

- Ceramic octagon tiled flooring and textured wallcovering
- Pedestal sink
- Decorative diamond grid windows
- Coordinating decorative lighting throughout

Exercise Room

- French doors with side light at entrance
- Second set of French doors leading to lanai facing lake
- Commercial vinyl flooring in boat deck pattern
- Horizontal painted pattern throughout
- Ballet bar with floor to ceiling mirror
- Featuring large circular window overlooking the dining room
- Lighting offers direct or indirect light option throughout the room

Bedroom and Bathroom Three

- Hand scraped hickory floor
- French doors to lanai
- Peak ceiling with beams
- Coordinating bathroom décor
- Imported stone floor with glass tile detail which wraps entire shower stall in bath
- Private toilet room with double flush toilet
- Shower in brushed nickel hardware
- Decorative overhead lighting and sconces
- Stained glass oval window in bath
- Plantation shutters with view of lake in bath
- Lanai off of the bedroom facing lake

Features ~ Continued

Wine Vault Corridor

- Hickory wood exposed staircase
- Walker Zanger terracotta tile with border detail in corridor
- Walls covered in heavy duty commercial vinyl
- Decorative antique reproduction lighting and wall sconces
- Wood paneled arched openings to corridor and wine dining room

Wine Dining Room in Lower Level

- Custom decorative drape treatments with beaded trim at entrance to wine dining room
- Features cork flooring and hand trowled antiqued finish on all walls
- Recessed canned lighting as well as decorative antique chandelier
- All doors hand scraped and stained with antique reproduction hardware in lower level

Wine Powder Room

- Imported stone walls up to chair rails with Walker Zanger border detail and flooring
- Custom wood vanity and stone vessel sink with oil rubbed bronze wall mounted faucets
- Decorative lighting
- Double flush toilet

Wine Vault

- Custom iron and wood arched door with side lights
- Temperature controlled wine cellar houses 1,200 to 1,500 bottles
- All black walnut custom millwork throughout
- Free standing island
- Exposed walls hand trowled finish to match wine dining room
- Antique reproduction chandelier and Walker Zanger tile floor

Storage Rooms

- Large storage room off dining room has black and white checkered floors,
- Second room is unfinished with heavy duty shelving throughout the space
- Third area is unfinished holding electrical panels, several other unfinished closets

Features ~ Continued

Miscellaneous

Audio/Video

- 65" Panasonic Plasma television in family room
- 58", 50", 42" and 37" Panasonic plasma televisions throughout
- Sharp LCD displays
- Runco DLP Projector/Processor in media room with a 96" wide Stewart screen
- Crestron electronic control system featuring a centralized lighting control system, HVAC control, shade automation, a dedicated home theater system, 24 zone audio distribution system, 15 camera Closed Circuit Television (CCTV) system, Panasonic Digital KSU phone system, wired and wireless PC network, and cable distribution system
- Fifteen Crestron thermostats control the various HVAC zones and allows for scheduling and remote access
- Shade control is also handled with the Crestron system
- Audio distribution system is a 24 zone Crestron Adagio system utilizing Sonance speakers featuring AM / FM radio, an Audio Request music server, iPod docking stations and Music Choice cable music as source selections
- CCTV system utilizes a Dedicated Micros DVR multiplexer and four interior and eleven exterior cameras which are accessible from the Internet
- Telephone system is a Panasonic KX-TDA- 50G with a Panasonic KX-TVA50 voice mail system. Front door phone, intercom, camera and gate call box is tied into the phone system
- Internal Ethernet network uses Netgear Enterprise grade components and features both wired and wireless connections
- The cable distribution system utilizes RG-6 QS cabling and is distributed from a central location using proper amplification and single point wiring

CCTV

- Emergency Generator: 200 amp 25 KW natural gas generator with automatic transfer switching and sub panels to provide backup power to select items in the home such as:
 - Refrigerators, Wine Cooler, Wine Cellar Conditioning System
 - Kitchen gas cook top, Microwave, Cook top ventilator
 - 2—Car garage door opener
 - All natural gas furnaces
 - Master Suite air conditioning system
 - Septic equipment
 - Security system, Smoke detectors, Crestron automation system (lighting control operation)
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Features ~ Continued

Carpet

- All carpet has been fiber sealed

Central Vacuum System

- Vacuflow central vacuum system for entire house including both garages

Elevator

- Custom cab with 9' ceiling
- Runs all three floors of residence
- Herringbone hickory floor which has been stained to match with decorative light fixture

Heating and Cooling Systems

- Six (6) Maytag HVAC units with steam humidification

Lighting

- Numerous recessed cans
- Complete lighting system monitoring security and light mode settings for throughout the day

Miscellaneous Millwork Detail

- All door trims are minimum 6"
- Foyer and wood floors are hand scraped hickory, beveled edges with board sizes ranging from 6" to 10" in width
- Baseboard sizes all 12" height throughout entire house
- All moldings throughout are custom made millwork painted in a high gloss white finish and a minimum of 12" high
- All millwork, except for kitchen, bar, master closets, bedroom two baths and dining room buffet all custom made by premium millwork shop in Ohio and trucked to North Carolina on multiple semi trucks
- Remaining millwork was made by a local woodshop

Roofing

- Fully treated shake shingles

Features ~ Continued

Security

- GE Networx system installed by Harmonic Solutions
- Full modular design
- Alphanumeric keypads with menu driven text
- Monitors interior and perimeter by burglary, fire, flood detection and temperature
- Uses digital and cellular transmission of events to the monitoring station
- Easily integrates with many of the homes systems
- A dozen closed circuit televisions that can be viewed of the inside and outside of the house. Monitored on interior remote pads as well as from any computer at any location

Two Car Garage

- Finished oversized with epoxy floor

Windows

- Combination of Anderson and Kolbe & Kolbe
- Extensive amount of Anderson Art Glass Series

All furnishings were purchased new for this home and many custom made.
All furnishings are negotiable.