

# *A Sleepy Hollow Court*

AT FORT SALONGA



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**GLOBAL PROPERTIES**  
REAL ESTATE & DEVELOPMENT

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### Interior

- 7 bedroom/6 ½ baths
- Dramatic 20' front entry ceiling height
- Second floor bedrooms with tray ceilings
- 9' ceilings throughout first floor
- Custom crafted oak handrail
- Custom color Paints
- Washable Semi-gloss Paint on Interior doors and trims
- Solid core Interior doors
- Low voltage Hi-hats
- Various designer lighting fixtures
- Phone and cable jacks
- Prewired for speaker system and cameras
- Decora lighting switches
- Spectacular Architectural Millwork
- Gas Burning fireplace in Master bathroom and family room
- Brazilian walnut flooring throughout
- Central Vacuum throughout

### Exterior

- Traditional style Architecture with Front Brick & stucco siding
- 30 year Architectural roof shingles
- Pella windows and french doors
- 2 front balconies
- Brazilian double mahogany front door w/ wrought Iron Insert
- Belgium Block curb driveway
- Blue stone front porch
- Inground sprinkler system
- 5" seamless gutters & leaders w/ drywell systems
- Waterproof electrical outlets
- Designer exterior light at each exit
- Exterior hose bibs
- Designer front door lighting fixtures

### Bathrooms

- Designer furniture type Vanities w/ stone tops
- Custom Designer Bathroom w/ Imported Marble and Mosaic tiles
- Designer fixtures in all bathrooms
- Whirlpool in Master bath w/ AM/FM radio
- T.V. and gas fireplace in Master bathroom
- Radiant heat in Master Bathroom

### Kitchen

- Natural Stone floor
- Hardwood soft closing kitchen cabinets w/ Matching crown Moldings and furniture molding
- Commercial Grade stainless steel appliances including 48" stove and 2 "quiet sound" dishwashers
- Extra large farm sink
- Bar sink in butler area
- Granite countertops w/ Natural stone backsplash and stainless steel backsplash in stone area
- Accent lighting in all glass cabinets and under and above cabinets

### Basement

- Full finished basement including:
- Full size bathroom
- Home theater with surround sound system projector screen & bar area
- Gym and office space/possible extra Bedrooms
- Sitting room
- Great room with electric fireplace and wood Mantle
- Separate outside entrance with granite staircase

### Extra features

- Energy star construction with auto ventilation
- 3 zone high efficiency air conditioning system
- 3 zone gas hot water heat
- Tuff-R-½ exterior Insulator, Tyvek protection wrap
- exterior ½ " plywood sheathing and fire caulking
- R-30 9" Insulation in ceiling or gutter
- R-19 6" Insulation in all exterior walls or greater
- 4 set back clock thermostats
- Indirect 80 gallon hot water tank
- ¾ " plywood sub-floor
- Three car garage door openers
- Smoke detectors and carbon monoxide detectors
- 300 AMP electrical service
- One inch water Main
- complete central alarm system w/ motion detectors and glass breaks and hot & cold sensors

Much more in Quality Construction and extras throughout.....