

## 120 Madeline Lane, Pisgah Forest, NC 28712

### Feature Sheet

#### Living Room:

- Power skylights
- 55000 BTU zero clearance wood-burning stove with fan

#### Kitchen:

- Oversized island with quartz countertops
- KitchenAid® appliances and vent fan
- 36" induction cooktop, built-in convection oven, microwave oven
- Under-cabinet lighting and power outlets

#### Decks:

- 12x20 Trex® composite deck with wired railings off the dining room
- 12x20 Trex® composite deck with wired railings off the primary bedroom

#### Primary Bedroom and Bathroom:

- Stone tub and walk-in shower

#### Garage:

- Oversized, finished, heated and cooled, two-car garage
- 8 ft. insulated garage doors
- 30 amp 208 outlet

#### Upper Level:

- Operable skylights
- Second primary bedroom or office
- Large, conditioned attic storage with access from the hallway door

#### Basement:

- Media room with speakers

### Whole-House:

- Slow-close, frameless cabinets and drawers
- Soft-close pocket doors
- Energy-efficient, Low-E glass windows and skylights
- Nine-zone, mini-split system for efficient heating and cooling
- Heat-pump hybrid water heater
- Ducted ERV (energy recovery ventilator) system to maintain humidity and clean airflow
- Ducted whole-house dehumidifier
- Radon system
- 400 AMP electrical service with surge protection
- Wired ethernet going to the router in the basement to the following areas: main level living tv area (2), primary bedroom by the TV/CCTV (3), upper level on floor box (1) and in the nook by file cabinet (2), lower level media room (2), and lower level bonus room (1)
- Well flows 22 GPM
- Stream running along the property
- An inground dog fence wire that covers about an acre of area (all the grass area around the house and a small part of the woods)
- 2" conduit in place from the outdoor breaker box to the hillside adjoining the future garage pad
- The owner has a written variance from the original developer to place a second garage up to 30x40 on the graveled, level area