

### **389 RIVER SIDE DRIVE FEATURES LIST**

- Triple Pane fiberglass framed casement windows
- Fiberglass exterior doors
- Metal roof with ceramic coating
- Custom wrought iron railing inside and out
- Large high end composite deck with privacy screen
- Fully insulated basement walls and floor
- All exterior walls insulated with additional R20
- Attic and all cathedral ceilings are spray foam insulated – 2008
- Basement walls are damp proofed and all weeping tile replaced Interior Features:
- Whole house Hepa air filter Lifebreath brand
- Attic mounted HRV bathroom ventilator
- Granite counter tops in Kitchen
- Extensive use of led lighting
- New 2nd Floor laundry room & Washer/Dryer 2013
- All Stainless Steel Appliances
- 600 cfm Stainless Steel Rangehood
- Modern Kitchen with granite countertops
- Hardwood through out
- Supply and drain plumbing updated and replaced
- Electrical service replaced, house rewired
- Super-efficient ductless A/C
- Radiant in-floor heating - entire house (including basement)
- Basement floor lowered - basement ceiling height 82"
- Ultra efficient wood burning Scandinavian Fireplace Insert
- New front entrance with built in storage
- Double tandem garage with large storage loft