

# Christopher's Cottage

## Structure

- 9' tall basement with 2' x 2' grid of rebar in all walls (4 rows of horizontal rebar added for extra strength).
- 2" x 6" walls and 2" x 12" roof.
- Steel beams and columns throughout the home (not just in the basement)
- LVL's for living room floor have been doubled in every other bay for additional stiffness.
- Energy-efficient Anderson 400 windows with interior and exterior grills.
- R19 blown-in insulation in walls; R30 in ceilings. Ceilings of 1<sup>st</sup> floor under 2<sup>nd</sup> floor bedrooms blown solid for sound control. Bathroom walls also insulated for sound control.
- Extra wide and deep footings for screen porch.

## Exterior Finishes

- Custom-milled, cedar, tear-drop siding.
- Cedar trim and shingles with premium diamond shingles on front and rear.
- 50-year roof shingles.
- Cedar and Douglas fir screen porch with handmade screen door.
- Tempered glass canopy over entrance.
- Custom window boxes with self-watering system.

## Garage and Bonus Space

- Insulated cedar and glass overhead doors.
- Energy-efficient Anderson 400 windows.
- 2" x 6" and 2" X 12" construction in bonus space.

## Interior Finishes

- Solid wood trusses in living room with hand-turned finials and brackets.
- Australian cypress floor and main stair. Maple stair to basement.
- Poplar hardwood, custom-milled trim with oil-base-paint finish.
- Real stone veneer on fireplace with extra-large firebox and gas log lighter.
- Hand-molded plaster frieze in living room faux finished by local artist.

## **Interior Finishes Cont.**

- Custom iron rails faux finished by local artist.
- Knotty alder doors with 6-step stain and lacquer finish.
- High-end hardware.
- Deluxe ceiling fans and lighting fixtures.
- Master bedroom and bath, plus upstairs loft pre-wired for sound.

## **Kitchen**

- Custom cabinets with hand-rubbed and glazed finish and high-end hardware.
- Hand-molded tile on counters and backsplash.
- English fire-clay farm sink.
- High-end plumbing fixtures include pot filler over stove.
- Top-of-the-line appliances.

## **Bathrooms**

- Custom cabinets with high-end hardware.
- High-end plumbing fixtures.
- Marble tile in master bath, Italian tile in other baths.
- Master bath includes airbath with deluxe controls and heated backrest. Shower stall has steam.

## **Mechanicals**

- 75-gal., high-efficiency water heater.
- High-efficiency furnace.
- Central bath exhaust system with switch in each bath.
- Fire and burglar alarm.