

10 Hampton Road Purchase

Special Features

- House renovation in consultation with Stacey Gendelman Designs
- Entire home fully re-wired by Innerspace Electronics (Crestron Audio/Security system installed throughout the home)
- Smart Maestro Lutron lighting system
- Smart thermostats with internet connectivity
- New low voltage recessed lighting throughout home with clear Altzac trim (multiple Lutron light switches in every room)
- New polished nickel Baldwin hardware throughout home on all three levels
- New Outdoor lighting (front and back) created by Design Lighting by Marks
- New carpeting and new moldings installed throughout home
- Newly refinished oak floors with walnut finish
- Substantially all windows coated with Sunshield Film
- Quiet Cul-de-Sac



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INTERNATIONAL REALTY

10 Hampton Road Purchase

Professionally Designed Interiors:

- Two-story Foyer:
 - Double foyer chandeliers, Hudson Valley light fixtures
 - Refinished Marble flooring
- Living room:
 - Vaulted ceiling
 - Fireplace – natural gas
 - Art niche
 - Speakers for entertainment system
 - Accent lighting over gas fireplace
 - Electrical outlets in flooring, finished in walnut
 - Crestron panel to control music system
- Dining room:
 - Fireplace – natural gas
 - Dental molding on ceiling
 - Speakers for entertainment system
 - Crestron touch panel to control music system
- Family room:
 - Accent lighting over wood burning fireplace
 - Two sets of French doors open to new bluestone patio
 - Surround sound speakers in ceiling
 - 50” HDTV flat screen mounted in custom millwork cabinetry



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- Kitchen:
 - Cream Botticino Marble Countertops
 - Traulsen double door commercial refrigerator with 2 drawers
 - 2 Sub Zero freezer drawers
 - High end Bosch stainless steel dishwasher
 - Kitchen Aid Icemaker stainless steel
 - Viking 6 burner stove top with grill
 - Viking double ovens
 - Stainless steel quilted backsplash for stovetop
 - Hot water spout above stovetop
 - Insinkerator in the main kitchen sink
 - Franke “Little Butler” polished nickel instant hot water
 - Crestron LCD touch panel (audio/security system)
 - Czech and Speake polished nickel European pivoting faucets throughout kitchen
 - Italian porcelain hand painted subway tile
 - French glass upper cabinetry
 - Most cabinets fitted with pull out drawers
 - Under cabinet lighting
 - Hidden tall spice cabinets in pillars next to Viking Range
- Butlers Pantry:
 - Bosch dishwasher
 - Under cabinet lighting
 - Insinkerator in sink
 - New Dacor warming drawer
 - French glass upper cabinetry
 - Italian porcelain hand painted subway tile
- Powder room:
 - Solid walnut vanity with polished nickel wheels, olive knuckle hinges, and slow closing drawer glides
 - Polished black marble countertop with marble backsplash
 - Hand painted ceiling
 - Waterworks crystal egg faucet



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- Toto Lloyd toilet
- Velvet raised gold/black flower wallpaper
- Custom mosaic marble flooring with border and marble base molding
- Custom light fixtures
- Office/Bedroom:
 - Lights over bed and desk, new lights in closet and new moldings
 - Speakers for entertainment system
 - Room wired for double desks, additional outlets
 - New large Anderson windows
 - Closet wired for printer, internet, and fax machine
 - Crestron panel to control music system
- Guest bedroom with en-suite bathroom
 - Reading light above bed with Lutron switches
 - Murano Glass ceiling light fixture
 - Closet wired for printer, internet, cable, fax machine, etc.
 - Built-ins in the closet with full length beveled mirror
 - En-Suite Bathroom:
 - Custom solid maple hand painted vanity with olive knuckle hinges and feet, task lighting above vanity
 - Glass mosaic tile in shower, recessed niche and mosaic border, additional handheld shower
 - Environmentally friendly compressed white glass countertop, Roburn medicine cabinet, vintage light fixture.



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Outstanding Second Floor:

- Master Bedroom:
 - Vaulted ceiling
 - Custom hand painted millwork with high-end details, dovetailed drawers, slowing closing glides, garment holders
 - Huge walk in closets
 - His and Hers large fully fitted custom millwork closets with high end details such as, dovetailed drawers and slow closing glides
 - Flat screen 50" HDTV mounted above fireplace
 - Grass cloth wallpaper, mirrored closet doors
 - His closet has tempered glass cabinet doors mirrored sides
 - Master bedroom has music installed, closets wired
 - Tray ceiling with new lights and light fixtures
 - New moldings in all rooms
 - Pocket frosted glass mutton closet doors with Von Morrison polished nickel hardware
 - Sitting area graced with custom fireplace
 - Crestron LCD touch panel to control music and security system
 - Polished nickel finishes
- Master Bath:
 - New Toto Lloyd toilet
 - Roma steam shower unit
 - Six Kohler shower sprays spa
 - Audio access within shower
 - Polished nickel finishes
 - Radiant heat
 - Water closet with recessed built in toilet with paper/magazine holder
 - Oasis marble
 - Frameless glass shower doors
 - Double vanity with makeup area, custom solid painted maple
 - Makeup area with multiple outlets



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- Reticulating hot water throughout the house
 - Concorde Luxury Airbath II Whirlpool Combo 70" with effervescent bubbles
 - Speakers in master bedroom
 - Crestron touch panel to control music system
 - Hidden storage closet for suitcases
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- Bedroom 1 with en-suite bathroom:
 - Glass chandelier
 - Wall of windows
 - Architectural ceiling
 - New chair rail and moldings
 - New built-in bookcase with task lighting and generous double fully fitted custom closet
 - French glass mutton closet doors
 - Bathroom with glass mosaic tiles, custom vanity with feet, Roburn medicine cabinet, recessed glass mosaic shower niche, handheld shower, tile baseboard, environmentally friendly compressed white glass countertop
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- Bedroom 2 with en-suite bathroom:
 - New tray ceiling with molding
 - New built in bookcase and custom huge closet with built-ins
 - Bathroom with marble and stone mosaic custom flooring, modern lighting, custom vanity with legs, slow closing drawer glides.
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- Bedroom 3 / Office with en-suite bathroom:
 - New recessed task lighting around window area
 - Crestron LCD Touch Screen Panel,
 - 32" HDTV flat screen mounted on wall with pivot bracket
 - New Bathroom with marble and stone mosaic custom flooring, Toto Lloyd Toilet, Roburn medicine cabinet, chunky marble line for border, "Tea for Two" Kohler bathtub, Grohe fixtures, modern lighting, custom vanity with legs, slow closing drawer glides.



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Welcoming Lower Level:

- Security sensors on all windows and in all mechanical rooms
- Bedroom with en-suite bath:
 - Large double window well
 - New bath
 - Spa glass shower door
 - Hardwire for cable
 - Private telephone line
 - Window well with protective cover
 - Walk in closet customized by alternative closets from Bedford
 - Bilco door for egress to outside
 - All Basement windows have security system
- Large playroom areas:
 - Enclosed deep closets
 - Window well
 - Carpeting throughout
 - Floating wood cork floor
 - Mechanical room next to playroom
 - Mechanical room with general storage area
 - Mechanical room contains vacumatic system--central vacuum
- Laundry room:
 - New Whirlpool Duet washer and dryer and laundry sink
 - New wall of built-ins by Alternative Closets
 - Extra outlets for ironing, including special European outlet for large steam iron in lower level
 - Heavy duty Durastone laminate floor tiles
 - Wired with under mount TV and cable
 - New water heaters
 - 3 Zone Hydro air system/ one forced air system
 - Basement ejector pump for bathroom and laundry room



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- Security sensors
- new Peerless boiler system

- Storage room
- Media/exercise room:
 - Crestron music center designed and installed by Innerspace Electronics
 - New ceiling
 - New lighting
 - Clear Altzac trim
 - Workout room
 - New vents for heating and cooling

Exceptionally Detailed Exterior:

- Built in Viking Bar-b-Que with refrigerator
- Bluestone patio with stone walls
- Landscaping (selected):
 - Boxwoods
 - Rhododendrons
 - Japanese maple
 - Abundant hydrangeas
 - Pink dogwood trees
 - Ilex
 - Hunter Sprinkler System
 - New “Drip” system in all beds
- Driveway:
 - Four year old circular driveway, resealed in 2010
 - New Belgian blocks
- Shallow Creek:
 - Stone steps and pebble beach
- Out Door Lighting:
 - Over 50 front and back lighting fixtures by Design Lighting by Marks



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- Play Gym:
 - Rock wall, slide, ladder and 4 spots for swings
 - Brown rubber mulch
- Playhouse:
 - Fitted with windows and candelabras
 - Old fashioned cast iron stove
 - Refinished & re-stained

Extra Features:

- 24/7 security concierge at guardhouse
- Quiet Cul-de-Sac
- High end security alarm system
- Intricate crown moldings
- Custom built- ins
- 4 fireplaces – 3 natural gas and 1 wood burning
- Culligan Water Softener
- Low voltage recessed high end light fixtures with clear Altzec trim
- 2 car garage with spray foam insulation
- New insulation and ductwork in attic
- Two community tennis courts within short walking distance
- Wi-Fi works inside and out



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