

419 HEMLOCK FEATURES LIST

INTERIOR

LARGE OPEN CONCEPT LIVING AND DINING ROOMS

Living room has four banks of Anderson dual pane windows with wide custom woodwork and trim. All are custom stained, double hung wood interior, vinyl clad exterior, w/screens, and tilt-out for easy cleaning

Four sets of Pottery Barn/Restoration Hardware drapery poles and rings

Full length window treatments are custom-made with luxury fabric, lined, double-width pinch pleatdrapes

Living room, dining room and hallway feature “combed”-striated mahogany upper paneling (original to the house, and believe to be vintage Weldtex), with lower knotty pine paneling throughout

Living room and dining room have extra wide wood beam ceilings

Custom wood built-in wall length pine cabinets in dining room with custom wine rack, black iron knobs and hardware

Custom built-in hall cabinet with shelving with vintage brass ceiling light

Doug fir heart pine flooring throughout downstairs and bedrooms

Custom nautical compass design exotic wood floor detail in living room

Living room/under stairway large storage closet with light and shelving

Living room has a large wood burning fireplace, with thin horizontal set brick with wood mantle and antique andirons

Dining/living room has wood and glass paned back single French door leading to exterior deck

Dining and living rooms all feature Murray Feiss bronze toned ceiling and light and sconces; dining room has Pottery Barn black wrought iron chandelier

Dining room has Anderson wood horizontal slide window, with vinyl clad exterior, w/screen

KITCHEN

Large format grey/black slate tile flooring in subway pattern

Vintage white Frigidaire stove

Samsung refrigerator

Kenmore dishwasher

Microwave

Cobra chrome flexible kitchen sink faucet fixture with sprayer; vintage double porcelain sink

Wood upper cabinets with glass paned doors

Pale grey tongue and groove wood ceiling

Pottery Barn/Restoration hardware lighting

Anderson dual pane horizontal sliding white windows over double porcelain sink—wood interior with exterior vinyl clad, w/screens

Separate large closet pantry with shelves next to kitchen

DOWNSTAIRS BATHROOM

Kohler grey pedestal sink and matching toilet in downstairs bathroom

Delta chrome fixtures for sink and shower

Shower has frameless glass door enclosure with chrome handle, white subway tile and black and grey glass tile accents, and grey/black slate tile floor

Large format grey/black slate tile bathroom flooring in subway pattern

Anderson double-hung white dual pane window, white wood interior with vinyl clad exterior, w/screen, and tilt-out for easy cleaning

Pottery Barn light fixture, chrome multiple towel rack shelf, and wood mirror

White tongue and groove wood accent wall paneling and Pottery Barn curtain pole and white canvas curtains

UPSTAIRS BATHROOM

Large upstairs bathroom features second floor laundry—white GE stackable gas washer-dryer in custom built-in closet with shelves and doors

Jacuzzi brand white toilet and vintage white pedestal sink with Delta chrome fixtures

Anderson frosted privacy glass double-hung white wood dual pane window, vinyl clad exterior, w/screen, and tilt-out for easy cleaning

Beadboard wainscoting

Large format grey/black slate tile flooring in subway pattern

Oversize shower with overhead light, white subway tile and blue glass tile accents, and grey/black slate tile floor

Delta chrome shower fixtures, and separate hand sprayer

Large frameless glass shower door and enclosure with chrome handle and towel bar

Pottery Barn and Restoration Hardware lights, chrome towel bars, hooks and tilt wood and chrome mirror

THREE UPSTAIRS GUEST BEDROOMS

Two of the bedrooms have lake-facing windows with large “peeks” of the lake through oak trees

All feature Pottery Barn canvas or corduroy curtains and hardware

All feature Doug fir flooring; one has custom floor paint treatment with border

All have closets with shelves; two have additional pine cabinets with drawers

All have Anderson dual pane wood windows with screens, exterior is vinyl clad, and tilt-out for easy cleaning

Bedrooms and hallway have bronze tone Murray Feiss ceiling lights, one bedroom has vintage brass light

Two bedrooms have bedside wall lighting—one with brass with white milk glass, one with stained glass

One bedroom has knotty pine paneling; one has white tongue and groove wood and natural stain wood ceiling; one has combed mahogany wall paneling

Two of the bedrooms have lake-facing windows with large “peeks” of the lake through oak trees

All are very private, and at elevated tree

level

Very large built-in hall closet with shelving

Pull-down attic stairs in hallway

Stairway to second floor has carpet runner with brass holdbacks

EXTERIOR AND GENERAL FEATURES

The house was thoughtfully and fully remodeled with a view towards keeping as many original features as possible, maintain the vintage "Charmer" qualities, while allowing it to function with all the modern amenities for year-round living and enjoyment. Since then, the owners annually maintain and "tweak" the interior and exterior to keep it fresh and in pristine condition.

The house received a full remodel, keeping authentic vintage details:

Full exterior CertainTeed fiber cement shingle siding

Owens Corning Estate grey shingle roof---50 year

Seamless aluminum gutters

Anderson Series 200 Dual Pane Low- E tempered glass windows in entire house with wood interior and exterior vinyl clad; all with screens and tilt-out function for easy access and cleaning

Full blown-in insulation throughout house; attic fiberglass insulation

Takagi TK3 tankless water heater

Pella Rustic Walnut and painted front door, Baldwin locks front and back

York Furnace with 3 ton 14 Seer AC condenser and coil high efficiency AC unit

All new electric wiring, outlets, switches, many with dimmers

Honeywell Thermostat

Hard-wired fire alarms throughout

Custom front and back door fixed awning covering on powder coated frames with Sunbrella fabric

Oversize back deck with side stairs to driveway for easy access, cedar with EverGrain composite decking

Outside flood light and address light w/transformer; exterior hard-wired lights and solar path lighting

Front yard and back deck outdoor electric outlets

Multiple front, side and backyard hose bibs and easy access to turn off water in winter

monthsPull-down wood attic stairs

Direct TV dish

Abundant tree and garden plantings, as well as established pines, oaks, arbutus and apple trees, lilacs, iris, climbing and shrub roses, butterfly bush, purple-flowering vinca, rosemary and lavender plants

Wood chip front garden seating area, with slate and pebble front walkway with rose arbor opening

Wood picket fence

Flat cement driveway pad for multiple car/boat parking, and for easy access in snow

Under deck access to locked storage area under the house with partial standing room area with work bench and lighting

The house is situated so that it gets an extraordinary amount of light all day long, with especially lovely morning and late afternoon sun that streams in the entire living area.

The house is elevated above all the homes behind it so that it is extremely private, with a feeling of being in the trees. The dining room gets distant mountain views.

Extra separation and trees between the house and only side neighbor (very nice and friendly!), so that the house enjoys full privacy year-round.

Property and adjacent lots are surveyed