

Additional Information 2877 Seafarer Way

Entrance/Foyer

Double story foyer with balcony overlook
Neutral paint
Neutral tile flooring
Metal/crystal chandelier
Wood door with Byron oil rubbed bronze door chime
2 sidelights and Palladian window above
Open to Living (Family) Room with water views, and Dining Room
Guest coat closet in alcove by Master Suite

Dining Room

Neutral paint
Neutral carpet
Iron chandelier
Painted double tray ceiling with lighting
2 sets of windows facing front (southeast)
Open to Foyer and Wine/Butler's Pantry

Family Room (Great Room)

Neutral paint
Neutral carpet
Painted coffered ceiling
4 painted pillars
Recessed lighting
4 large windows w/views of Harbor Lights Lake
Direct vent gas fireplace with neutral tumbled marble surround and extensive detailed glazed woodwork/mantel
Open to Foyer/Kitchen Area

Kitchen

Asian Walnut hardwood flooring
Painted two-piece crown molding
Neutral Cambria quartz countertops
Neutral tile backsplashes

Kitchen (con't)

Recessed lighting
Pendant lighting above sink/counter
Seating for 7 at 2-tier counter/island (Kitchen counter stools included)
Counter/island area woodwork details include corbels, bookshelves, niches
Double **Kohler** stainless sinks with water filtration system, soap dispenser, pullout sprayer, and disposal
Custom glazed cabinetry with pullout storage, cutting boards, pullout garbage/recycling
Open to Dinette/Hearth/Back Hall

Appliances:

2 Kitchen Aid stainless dishwashers (new 2015)
GE Profile Trivection stainless double Advantium ovens
GE Profile stainless 5 burner gas cooktop/cookware storage below
Best by Broan vent/hood
Detailed/glazed hood with corbels and paneling
Stone tile backsplash behind cooktop
GE Profile stainless microwave
SUB –ZERO 48" side by side cabinet front (painted) refrigerator/freezer
Bosch stainless warming drawer

Work Island:

Espresso stained cabinetry w/shelf storage
Outlets
Cutting board
Neutral Cambria quartz top
Detailed woodwork

Walk-in Pantry:

Right off of Kitchen
Asian Walnut flooring
Solid door with clear transom window
Recessed lighting
Custom shelving

Butler's pantry/wine serving area:

Neutral paint
Neutral tile w/metal inset pattern
Cambria quartz countertops
Under-counter ULINE wine refrigerator
Recessed lighting
Luxury cabinetry includes: glass front and closet cabinets, Lazy Susan, pullout drawers, in and under-cabinet lighting
Open area between Dining Room and Hall leading to Kitchen Area

Dinette

Asian Walnut hardwood flooring
Painted two-piece crown molding
Metal chandelier
4 windows/views of Harbor Lights Lake
Bali woven wood shades
Open to Kitchen/Hearth/Door to Back Patio

Hearth/Family Room

Asian Walnut hardwood flooring
Painted two-piece crown molding
3 windows facing back (water views) w/
Bali woven wood shades
Outside vented gas fireplace with raised hand-cut limestone hearth and mantel/neutral stone surround
Sonoma Reserve handmade carved tile accent molding
Open to Kitchen/Dinette/Back Hall

Half Bath

Neutral tile flooring
Neutral paint

Half Bath (con't)

Painted crown molding
Painted domed ceiling with crown molding and specialty lighting
Ambella chest bath vanity w/ marble countertop
Bella Forte antique bronze faucet
Oval antiqued mirror (included) with 2 metal/amber crystal drop sconces
Kohler toilet
Off of Back Hall

Laundry Room/Hobby/Craft

Currently used as office/hobby/laundry
Large 11x16 space
Neutral tile flooring w/radiant heating
Neutral paint
Neutral laminate counters
Stained computer/desk area with pendant lighting above
Ceiling light fixture
Corner bookcase (stained)
2 Palladian windows facing front (southeast) w/Bali woven wood shades
Utility /soaking sink
Front loading Whirlpool Duet washer and dryer (included)
Center island/workspace/folding station w/under cabinet storage
Pull-down cabinet-front ironing board
Hanging racks

Mud Area/ Back Hall

Mud:

Painted pocket door from Back Hall
Neutral tile flooring
Ceiling light fixture
Utility/Broom closet
Hanging racks
3 espresso stained lockers with closed storage above/ open storage below
Shelving

Back Hall:

Ceiling light fixture
Recessed lighting with iron scones
Neutral tile flooring
Door to Garage, Mud, Laundry, Half Bath

Master Bedroom

Neutral carpet
Neutral paint
Painted tray ceiling with lighting and crown molding
Ceiling light fixture between Bedroom and Master Bathroom
3 large windows with lake view/custom fabric blinds
2 windows facing side of house w/custom blinds
2 walk-in closets w/ceiling light fixtures

Master Bath

Neutral **Angora Travertine** tile flooring w/NuHeat in-floor heating
Neutral paint/painted crown molding
Luxury cabinetry detail
Luxury **Kalco** lighting (estimated replacement cost of \$7000 includes chandelier, mirror scones, ceiling fixture in water closet room, etc.-(just in Master Bath)
Additional recessed lighting
2 separate vanity areas with espresso glazed cabinetry, **Kohler** sinks/neutral Corian tops
2 windows facing side/2 front w/custom fabric window treatments
Custom remote control operated motorized fabric blinds on windows adjacent to tub deck
Door to separate water closet w/**Kohler** toilet/ceiling light fixture/crown molding

Master Bath (con't)

2 steps up to Luxury **Kohler Infinity** soaking/jacuzzi tub w/**Travertine** surround (LG TV mounted above stays)
Tub has a 1.5 kW inline heater, keypad control and submersible remote control
Fully tiled **Travertine** double walk-in shower w/frameless glass shower door and tempered bronze glass
2 **Kohler Water Tile** hydrotherapy massage body sprays

Upper Level

Bedroom #2

Neutral carpet
Neutral paint
Painted trim
Ceiling light fixture
2 windows w/water view
Walk-in closet w/light fixture
20 inch Samsung TV included

Bedroom #3

Neutral carpet
Neutral paint
Painted trim
Ceiling light fixture
2 windows w/view/custom fabric blind
Walk-in closet w/light fixture/attic access

Full Bath

Neutral ceramic tile flooring
Espresso stained cabinetry/floor to ceiling linen storage
Granite countertop
Kohler sink/sconce lighting above
Large wood/metal mirror (custom)
Pocket door to water closet/tub Area
Skylight above **Kohler** toilet
Tub/ shower has recessed light above

Bedroom #4 /suite

Entire suite (with bath), separated from upstairs hallway by a solid door
Neutral carpet
Neutral paint
Painted trim
Ceiling fan/light fixture
3 windows with custom blind/lake views
Walk-in closet w/ ceiling light fixture

Full Bath-with Bedroom 4

Painted pocket door entrance from Bedroom 4
Neutral porcelain tile flooring w/ in-floor heating (wall control)
Neutral paint/painted trim
Recessed lighting
Kohler sink /neutral laminate counter
Full mirror with attached sconce lighting (lighting is antique solid carved brass with alabaster candelabras)
Painted cabinetry w/crystal knobs
Built in linen storage (closed and open)
Kohler toilet
Shower with sliding glass door/recessed lighting

Lower Level

Finished in 2015 (Family, Bedroom, Bath, Wine)
Carpeted stairs going down from central area of main level
Stairway has safety lighting
LL has 9-foot ceilings
Walk-in storage closet w/shelving
In floor radiant heat in all finished areas except Wine Room

Family Room

Could be Game/Entertainment/Exercise
Large, light-filled flex space
Neutral carpet and paint
4 large windows facing Lake

Family Room (con't)

Recessed lighting
Rough-ins for future bar
60-inch flat panel plasma LG TV included
Double door to Theater Room
Door to Lower Patio

Bedroom #5

Currently used as an office
Pre-finished hand scraped hardwood flooring
Neutral paint
Recessed lighting
Painted trim
2 windows facing water (back)
Central vacuum
Closet with ceiling light fixture

Full Bath

Neutral ceramic tile flooring
Blue paint
Recessed lighting
Neutral Corian counters
Kohler sink and toilet
Sconce lighting above sink
Stained cabinetry w/soft close drawers
Shower with **Kohler** fixture
Cable jack

Theater Room

Dark brown paint
Brown carpet w/green inset
French wood door entrance from Family Room
Two-tiered seating
Theater style sconce lighting (4) on walls
Additional recessed lighting/safety lighting on steps
Sony projector/full home theater with 110" DA-LITE screen
Custom **Lutron** lighting system with seven different pre-programmed lighting scenes for viewing

Theater Room (con't)

Built-in storage shelf and DVD player access for convenience
Theater equipment is adjacent to the theater with custom DVD storage shelving
Wall speakers
Carpeted stage
Recliners not included
Can view regular TV as well as films

Wine Room:

Peruvian hand-cut stone flooring
Neutral paint
Recessed lighting
Built-in wine racks
Tasting station with upper wine glass rack

Garage

3 stalls (2 plus 1) with 2 **Lift Master** openers
2 **Overhead** garage doors featuring **Therma-Core** raised panel steel
3 drains
Neutral paint
Overhead lighting/attic access
3 windows w/stained trim facing front
Basement access
Utility sink w/frost-proof H/C faucet
Keyless entry
3 iron light fixtures on exterior
Modine Hot Dawg heating system with electronic thermostat
Door to back walkway (patio)
Beam central vacuum
Hunter 12 zone programmable sprinkler system with rain sensor
Telephone wiring

Outdoor features

Extensive landscaping includes 2 large natural stone retaining walls, multiple landscape beds
Exterior of home and garage is handmade tumbled brick and stone and has custom grout color
Built-in stone fire pit
Brick pillar/lamppost with house number in front
Curved front walkway w/brick border
2 decorative stamped concrete patios (circular)
1-acre waterfront lot with 110 feet of lake frontage (Harbor Lights Lake) and a 40-foot wide beach (Door County sand)
Harbor Lights Lake is stocked with fish and is extensively used by residents for swimming, boating (no gas) and fishing
Outdoor speakers
Sconce and safety lighting
Electrical outlets

Mechanicals

2 **Carrier** Infinity 96 MVP high efficiency natural gas furnaces, sealed combustion AFUE 96%
2 **Carrier** air condensing units including one 24ABA nominal 4 ton system and one 24ABA nominal 2 ton system both with high efficiency fan motor and compressor (SEER 13)
2 **Aprilaire** humidifiers
2 **Aprilaire** hi-efficiency media air filters
Ultra Aire APD air purifying dehumidifier servicing the entire house
In floor radiant heat system in all finished areas of lower level featuring a **Munchkin** stainless steel high efficiency boiler system
Radon detection system

Mechanicals (con't)

Beam Serenity Plus central vacuum on all three floors with two kick sweep inlets, 8 interior outlets and one garage outlet

Marlo Water softener

Honeywell security system with 2 control panels monitored by Martin Security

Radiant heat by **Nu Heat** in 3 or 4 bathrooms and the entire basement

Hellenbrand reverse osmosis water purification system

Hunter 12 zone programmable sprinkler system with rain sensor

Custom cable, phone and data wiring by **Future Communications** featuring Cat 5 wiring to eight locations, an 8 port router, 12 port data cross connect block and complete home wireless access. Cable and phone wiring throughout the entire home, including Garage and Master Bath

Custom home theatre, Hearth Room surround sound system and 6 zone home entertainment music system (MP3 and radio compatible by Seuss Electronics)

There is a second washer/dryer hookup in lower level storage/mechanical area (this washer and dryer do NOT stay)

Miscellaneous

Howard-Suamico school district

Voga bronze interior door handles and Hamilton solid bronze exterior door handles and deadbolts on all outside doors

Hurd Aluminum-clad windows and **Therma Tru** doors

All cabinetry by **Valley** Cabinet using dovetail construction. Custom painted and glazed or stained and glazed raised panel with extensive molding and trim

10 foot ceiling main floor and 9 foot ceilings Upper and Lower levels

All countertops are Cambria quartz, granite or Corian solid surface
All plumbing fixtures are Kohler (with the exception of a Moen faucet in kitchen and Bella Forte specialty faucet in the half bath)

Lighting is custom designer ordered specially through **Frederick Ramond, Kalco, Schonbek, Hubbardton Forge, Uttermost, Minka Lavery, Murray Feiss and Hinckley.**

Custom blinds in Hearth, Dinette, Laundry/Craft, 2 upstairs bedrooms and entire Master Suite and Bath

Average monthly Gas and Electric bills per WPS:
\$113.21 Gas
\$241.45 Electric

Per owner:

Home Construction:

1. Basement walls and footings feature: waterproofing, drain tile installed both inside and outside of walls.
 2. Framing specs include: steel fixed posts, 18" floor trusses and 2x6 studs, 10 foot ceilings heights on the first floor, 8 foot ceilings on the second floor and 9 foot ceilings in the basement
 3. Roofing: Elk Prestique, 40 year shingles with aluminum flashing and edging
 4. Gutters and downspouts: pre-finished aluminum seamless
 5. Masonry: full brick and stone exterior featuring Savannah handmade brick and Fond Du Lac stone half walls and custom mortar color.
 6. Insulation: Home is built to Energy Star standards, but does not qualify due to the outside-vented wood-burning fireplace in the Hearth room.
 - Exterior basement walls with 1" R-5 Styrofoam from the top of wall to the footing
 - Interior basement walls are R-11 in any finished areas with framed walls inside of foundations walls
 - Box sills foamed with R-19 batts
- Sidewalls are R-19 batts with moisture barrier and taped seams
 - Air sealing package in attic – foaming at tops of all walls and ceiling penetrations
 - Ceiling R-45 blown with moisture barrier and taped seams