

*Former Model Home by Sareth Builders, High Performance Homes
Windsor Park
3656 Downing Street, Westlake, Ohio 44145*

Offered at \$1,299,750

Approximately 5,300 SF* inclusive of approximately 1,000 SF* finished lower level with full bath: First floor master suite, second floor master/in-law/teen suite + 2 bedrooms (4 total), each with full bathroom (7 bath total), study, dining room with fireplace, two story great room with fireplace, three door garage, and patio fireplace.

Exterior Features

- ❖ Exclusive private neighborhood setting with patio, covered rear porch and stone veneered wood burning masonry fireplace with limestone hearth.
- ❖ English Country Architecture with brick, stone and authentic “hand split” vinyl shingle siding, most windows trimmed with natural cedar. Aluminum fascia, gutters, downspouts and gutter guards for low maintenance. Poured concrete foundation.
- ❖ Limestone floor and steps at front entrance, side entrance and steps to custom exposed aggregate pebble finished covered patio.
- ❖ Beautiful stone veneered chimney with custom copper cap and turret finial.
- ❖ 3 Frost-proof water spigots.
- ❖ Mature extensive landscaping with programmable & zoned Hunter sprinkler system and programmable up lighting.

Interior Features

- ❖ Gourmet Kitchen with custom cabinets, hardware and granite counter tops. Appliances include six burner Viking range, Viking refrigerator, Viking oven with warming drawer, Viking microwave and dishwasher, all in stainless steel. Custom tiled backsplash, and 600 CFM exhaust vent hood. Stainless sink with disposal and under cabinet lighting.
- ❖ Tiled side entry hall featuring custom family bench seat with storage, laundry and powder room.
- ❖ Engineered wide plank wood flooring throughout great room, dining room, study, gallery, kitchen and second floor hall.
- ❖ Extensive custom architectural millwork including base molding, casing, crown molding, wainscoting and bead board throughout. 1.75” solid core doors with ball bearing hinges.

- ❖ First floor features two powder rooms with custom vanities and granite tops.
- ❖ Custom 8-foot “old world” planked front entry door.
- ❖ Electrically powered foyer chandelier hoist for easy cleaning.
- ❖ Beautiful custom iron spindled Tudor style staircase.
- ❖ Exceptional coffered ceiling study, paneled in wood with double glass doors.
- ❖ 2 high efficiency sealed gas log fireplaces with custom mantels.
- ❖ Full custom built-in cabinetry by Schrock’s of Walnut Creek surrounding Great Room fireplace and Family Drop Zone bench seat with drawer storage.
- ❖ Great Room features custom milled fireplace mantel with repurposed (recycled) antique columns and repurposed antique lead glass transom windows.
- ❖ Large finished lower level pre-plumbed and pre-wired for future kitchen or bar. Features include dropped acoustical tiled ceiling with can lighting. Tiled bath with shower, custom vanity with granite top, Moen and Kohler fixtures. Beautiful 10’ stone veneered window well with egress and steps. Two large conditioned storage areas.
- ❖ Large 3 vehicle garage, insulated and pre-plumbed for gas heat. Hot & cold water, 2 floor drains and extensive wall cabinet storage. 3 Insulated, extra wide, extra tall overhead doors with low noise openers.
- ❖ Security throughout, including installed central alarm with chiming door contacts and pre-wiring for security cameras at front, side and rear entrances. Two installed exterior double spotlights each with motion sensors.
- ❖ Recessed can lighting installed under covered porches, including rear porch, side porch, front porch and garage overhang.
- ❖ 360 Amp (approx.) electrical service utilizing two separate main lines. 12-2 & 12-3 gauge copper wiring throughout.
- ❖ Copper plumbing throughout.
- ❖ Double layered subflooring throughout.
- ❖ Audio distribution throughout first floor and covered rear porch and patio with most speakers included.
- ❖ All showers include recessed can lighting.

- ❖ Decora paddle type electrical devices throughout.
- ❖ Extensive soundproofing between interior walls throughout.
- ❖ 5/8" wallboard throughout including walls and ceilings.
- ❖ Master Bath features luxurious glass curtained custom tiled shower featuring limestone accents with seat, alcove, and 5 spa style multi-spray water jets. Programmable heated tiled floor, tile wainscot throughout, two custom vanities with granite tops, retro fixtures and custom mirrors. Pedestal soaking tub with retro fixtures. 2 linen closets with adjustable shelving.
- ❖ Master Bedroom features two walk-in closets with custom shelving and organizing.
- ❖ Second floor bathrooms feature granite tops on custom vanities with Moen & Kohler fixtures.
- ❖ Gas line pre-plumbed at rear patio for future outside kitchen or grill.
- ❖ Custom built wood shelving in closets throughout.
- ❖ Pre-plumbed for future central vacuum system throughout.

Green Feature Upgraded highly energy efficient foam insulation package throughout including finished lower level with additional blown-in fiberglass over foam on second floor ceilings. (Bat insulation exterior garage walls). Crawl space /storage areas are conditioned & insulated.

Green Feature Train high efficiency variable speed furnace and air conditioner. Multiple programmable zones plus humidifier and Honeywell Space-Gard Air Cleaner. 75 gallon sealed combustion high efficiency hot water tank with timer regulated recirculating hot water. April Air whole house dehumidification system and Honeywell fresh air exchanger.

Technology

- ❖ Portions of home are pre-wired for future automation. USB ports for electronic devices throughout. Pre-wired for surround sound in Great Room.

Windsor Park is an Ohio registered Non-Profit Homeowner Association Neighborhood. (HOA documents available for review.)

This summary including any attachments or renderings may not include all features or materials included or excluded and is subject to change. * *Square footage is approximate only.*

***Items not included in sale price: Washer & Dryer, window treatments, stereo amplifier, garage furnace, furniture and mirrors. These items may be available for separate sale.*