

ROSEWOOD DEVELOPERS
HOMES OF QUALITY AND DISTINCTION

231 Halsey Street, Southampton, NY 11968

FACTS:

- Cedar Shake Exterior with Cedar Roof
- 5500 Square Feet (1st and 2nd Floor 3500 Sq Feet, Lower Level, 2000 Sq. Feet)
- Detached Oversized Two-Car Garage
- 6 Bedrooms, 6.5 Baths
- .38 Acre
- Pool House, Pool and Spa

CONSTRUCTION SPECIFICATIONS:

- Premium Douglas Fir Construction including 2x6 and 2x8 Exterior Walls for Superior Construction and Added Allowance for Increased R Value (Insulation)
- Steel Girder Construction, Including Better Header Steel Fitch Plates Throughout, Included in Application of Wide Glass Sliding Exterior Doors and Arch Interior Openings
- 14 inch x 3.5 Inch LVL Floor Joist Microlam Flange Construction
- Exterior 5/8 Plywood Sheathing
- 11 Foot Basement including 12 inch Concrete Wall Steel Throughout
- Andersen Woodwright High Performance Windows with Sun Tint Glass for Increased R-Value
- Enhanced Insulation Used on Exterior Walls, Attic, Basement for Maximum R-Value
- R-22 Insulation Used Between All Floors For Sound Reduction
- R-19 and R-13 Used For Interior Walls, Including Baths for Sound Reduction
- Boro Fascia Material with Lifetime Warranty
- Exterior Shingles and Roof from Superior Grade Maibec
- Master Decking Made From IPE (Premium Mahogany)
- Interior Foyer and Second Story Hall 5/8 Plywood Sheathing for Superior Construction & Structural Integrity
- Poplar Crown & Baseboard Moldings
- Advantech Product used for Sub-Flooring for Quiet and Sturdy Floors
- Select Grade Oak Flooring, Glued and Nailed with DuraSeal Stain & Finished with 4 Coats of Bona Traffic Finish for Extra Durability and Non-Fading Color Retention
- Stain Master Carpeting with Extra-Thick Padding in Theater and Lower Level Bedrooms
- Solid Custom Interior Built Doors with Popular Styles and Rails from Upstate Door Company
- Emtek Door Hardware
- Quality Benjamin Moore Paint Used for Exterior & Interior
- Energy Efficient Home with HERS Rating of 35

KITCHEN, BATHS & APPLICANES:

- Wolf 48" Dual Fuel Range, 48" Sub-Zero Refrigerator/Freezer, Bosch 800 Series Dishwasher, Sub-Zero 30" Double Drawer Refrigerators, 30" Wolf Microwave Drawer and Custom Kitchen Exhaust Hood. Julien Sink, Pot Filler, Dornbracht Faucets & Soap Dispenser.
- Butler's Pantry, Sub-Zero Beverage Center & Sink
- Custom Kitchen Cabinets and Bathroom Vanities with 5/4 Doors and 3/4 Maple Frame Construction with Satin Finish. All Cabinets with Roll-Outs.
- 8 Foot Kitchen Center Island with separate dinette area.
- Kitchen Countertops with Custom Designer Materials of Caesarstone & Quartzite
- Custom Designer Superior Quality Bath Material Installed in all Bathrooms to Include: Dolomite, Carrera Marble, Calcutta Marble, Glassos, & Nano Glass.
- Upgraded Bath Fixtures Throughout Including Pool House: Victoria & Albert Tubs, Toto Toilets, Dornbracht, Kallista, Grohe, Watermark, Waterworks, Rohl & Duravit
- Powder Room with Palmer Vanity and Calcutta Marble Countertop and Rohl Fixtures
- Hydro-Shield Glass Shower Enclosures in Bathrooms
- Baldwin Hardware for Kitchen & Baths
- Designer Lighting

PLUMBING AND HEATING:

- Natural Gas for Heat and Cooking
- Copper Plumbing Including Oversized Main Supply Lines for Increased Water Volume & Pressure
- Buderus Upgraded Heating System
- Bock 119 Gallon Hot Water Heater
- Re-Circulation Hot Water Lines for Kitchen & Baths for Superior Recovery of Hot Water Supply
- 5-Zones of Heating & Cooling with Individual Wi-Fi Controlled Thermostats by Honeywell/Lutron for Comfort Control
- Radiant Heated Bathroom Floors in Master
- Lennox 16 Seer Air Conditioning Units for High Efficiency and Lenox Media Upgraded Filters for Superior Air Quality
- Aprilaire Humidity Control System
- Lennox Air Energy Recovery Ventilation System (ERV) Filtration System for Improved Air Quality
- Oversized 2000 Gallon Septic System for Main Residence

ELECTRIC:

- 300 Amp Service and Two Additional 80 Amp Sub-Panels for Pool and Pool House.
- Multiple 3 and 4 Way Switches for Convenient Lighting.
- Halo Superior Designer Squared 3-Inch LED Hi-Hats Throughout all Rooms.
- Cat #6 Wiring for Telephone and Cable Options
- Exterior Soffit Halo LED Hi-Hats Front & Rear
- All Brass Exterior Sconce Lighting by Fresno
- Exterior Spot Lights on All Corners of Residence
- Generator Ready

THEATER, SOUND & TECHNOLOGY:

- Sonos Speakers in Living Areas, Master Bedroom & Bath, Recreation Room, Gym & Pool Area
- Theater Wired for Superior Sound
- Theater Built With Quiet Rock Wall Board and Rockwool Insulation for Sound Reduction
- Smart House Technology
- Napco Wi-Fi Alarm System
- Security Cameras on Exterior and Provisions for Interior

LOWER LEVEL:

- Built-In Wet Bar with Icemaker and Beverage Center
- Ocean Spray Fineo Dry Sauna
- Theater & Gym/Recreation Room
- Two Full Bedrooms with Two Full Custom Baths
- 11 Foot Ceilings

POOL:

- 16 x 32 Heated Gunitite Pool
- 7 x 7 Spa with Enhanced Multiple Jets and Bench Seating
- Automatic Fill and Over Fill

POOL HOUSE:

- Cathedral Ceiling with Bluestone Flooring
- Oversized Folding Doors (Nana)
- Full Bath & Kitchen with Beverage Center, Icemaker & Dishwasher
- 1000 Gallon Septic
- 80 Amp Electric Panel
- 80 Gallon Hot Water Heater

LANDSCAPE:

- Landscape Architect - Sal Masulo
- Landscape Installed by Harbor View Designs
- Extensive Landscape Lighting
- 1000 Sq. Foot+ Blue Stone Patio
- Hunter 18-Zone Irrigation
- Oversized 6" Gutters and 4" Leaders

ADDITIONAL AMENITIES:

- Central Vacuum in Main Residence and Garage
- All Bedrooms with Custom Maple Closets
- Four Masonry Fireplaces
- Laundry Room with Electrolux 4.3 Cubic Steam Washer & Dryer