



5960 Fairview Rd, Suite 400  
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## HOME FEATURES

**CEILING HEIGHT:** 26' ceilings in main living area with floor to ceiling windows

**CEILING DETAILS:** Real Stained Cedar beam ceiling details

**STAIRS:** Floating Staircase with open railing catwalk

**MASTER:** On the main level

**MASTER CLOSETS:** Spacious walk-in closet off the bathroom

**OFFICE:** Private office on the main level

**MODERN TRIM:** Hand routed modern trim profile with black accent line finely detailed into the trim for that extra pop.

**FIREPLACE:** 72-inch-long electric fireplace that not only heats room but has great flame effect without all the hassle and fumes of wood or gas. Fireplace has custom stone wall with real cedar mantle and shelving. All media wires are pre run and hidden for central control of home.

**WATER HEATER:** Smart Recirculating tankless hot water heater (phone controlled)

**HVAC:** Total of three separate HVAC zones for full control of comfort. Zoned Master, Main Down, Main Up.

**LANDSCAPE LIGHTING:** Automatic landscape lighting to light your way at night down driveway and path as well as landscape features.

**GRASS:** Tif Tuf brand Bermuda grass once established is drought tolerant and low maintenance for a green lawn all summer long. Spend less on water and don't worry about the summer heat burning up grass. {Goes dormant in winter}

**COOKTOP:** 36-inch induction cooktop for more cooking control. Boil water faster than gas and melt things as delicate as chocolate on low. Easy to clean. Safer than gas, will not burn your hand if you touch it. More energy efficiency.

**PRIVACY WALL:** Hand crafted modern louvred privacy wall to add privacy on the deck from neighbors

**SHOWER AND TILE:** Floor to ceiling tile in all bathrooms. Curb less entry in master shower. Oversized 24x48 large format tile in master.

**CABINETS:** Floating Vanities in all bathrooms. Kitchen cabinets are modern style all flush built. Cabinets are all wood box, dove tail drawer, soft close with upgraded designer hardware and rollout shelving built in.

**CLOSETS:** Site Built custom closet shelving with heavy duty chrome closet rods

**LOW MAINTENANCE EXTERIOR:** Hard-coat stucco and high quality pre-finished fiber cement siding. No fading, cracking or warping.

**WOOD FLOORING:** 7" wide plank. Real white oak engineered hardwood flooring. Looks great and will not warp, cup or buckle in the humidity here in the Carolinas.

**MEDIA ROOM:** Huge (600 sq ft) media room with wall-to-wall windows.

**PANTRY:** Built in appliance cabinet with quartz countertops and multiple outlets. Plenty of extra shelving.

**REAR DECK:** Two separate porch areas – one for master / one for entertaining

### **MODERN HIGH-END FIXTURES/MODERN DESIGN**

**LOCATION:** Minutes from South Park Mall, Half mile from the Little Sugar Creek Greenway and the South Park Swim and Tennis Club

#### **Artistic Contractors**

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