

# 17803 Wilbanks Drive - Features

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**3 Bedrooms, 4 Full Baths, 1 Half Bath**

**2 Great Rooms, Bonus Room, Master on Main Floor**

**5000 sq ft of conditioned living space**

**1200 sq ft of conditioned, partially finished attic space**

**Three car Garage**

**Dock with boat lift**

## Home Features

- Located at the entrance to Snug Harbor Cove with greater than 180 degree view of the cove and the main channel. Being off the main channel provides protection from wind, currents and wakes
- Beautiful views of the Lake from every room
- Special ceiling treatments throughout
  - Coffered 10' ceiling In Great Room, Dining Room and Kitchen
  - Tray 10' ceiling in Master Bedroom
  - Cathedral ceiling in Master Bath
  - Dual Tray 11' ceiling in Family Room
  - Angled Tray 11' ceilings in East and West Bedrooms
  - Deep crown Molding around 10' ceiling in Office
- Large outside living space, including Deck, Screened Porch and Patio with exterior speakers and interior volume controls; Stone Fire Pit in a grass setting next to the Lake
- Ceiling Fans in every Bedroom, Great Room, Family Room, Office, Bonus Room, Deck, Patio, and Screened Porch
- Beautiful solid wood Hickory flooring in Great Room, Dining Room, Kitchen, Powder Room, Foyer, Main Stairwell, and Mud Room
- 5x8 Master Shower with two Kohler shower heads and tile and tempered glass partial wall
- 66x40 Mirabelle designer oval soaking tub in Master Bath
- Mirabelle comfort height toilets with quiet close seats throughout all Baths
- Kohler sinks and 8" oil rubbed bronze faucets in all Baths
- Extensive custom cabinet storage in Kitchen, Pantry, Laundry, Great Room and Family Room Bar
- Built-in custom closet shelves, bars and drawers throughout all closets
- Large Screened Porch with TV and Internet wall connections
- Deck features tempered glass railings for unobstructed view of the Lake
- 21 ft of custom cabinets in Laundry, including broom closet
- Premium carpet throughout
- 14' x 12' Storage Room off Patio for outdoor or boat accessory storage
- Conditioned Garage Storage Room with Utility Tub
- 30 yr asphalt roof

## Kitchen and Pantry

- GE Profile French Door, Bottom Freezer Refrigerator (negotiable)
- Dual Wall Ovens
  - GE Profile Wall Oven
  - GE Advantium Microwave, Convection Oven and Warming Oven
- GE Profile Induction Cooktop (Amazing cooking control)
- GE Profile Built-in extremely quiet Dishwasher
- GE Profile Built-in Wine Cooler / Beverage Center
- KitchenAid Built-in Ice Maker
- Kohler decorator sinks in counter and island with oil rubbed bronze Delta MagnaTite Pullout faucets
- Insinkerator Excel quiet disposer
- Golden Maple Custom Cabinets with Giallo Vicenza Granite counter tops and raised bar
- White Maple Custom Island with Uba Tuba Granite counter top
- Quiet Broan Range Hood with 600 cfm roof-top blower

## Family Room Bar

- GE Refrigerator with Top Freezer and Ice Maker (negotiable)
- GE Profile Built-in Dishwasher
- Kohler decorator sink with oil rubbed bronze Delta MagnaTite Pullout faucet
- Cherry Custom Cabinets with New Venetian Gold Granite counter top

## Green Building Features

- Average monthly electric bill in 2014 was \$242.36 for this all-electric house, while heating and cooling approximately 6200 sq ft. Average monthly bill over three years from Jan 2012 to Dec 2014 was \$240.50 and the highest bill was \$358.24.
- Isonene foam insulation by Carolina Foam Solutions in entire above-ground home envelope
- Water Furnace 4-zone geothermal heating and cooling on Main and Lower Floors
- 2x6 exterior walls throughout above ground Living Spaces
- Overhead Door brand Insulated coach-style Garage Doors
- Jeld Wen Premium Collection Low -E 366 Argon-filled Windows with NEAT Dirt Inhibiting Coating
- Jeld Wen Premium Collection Dual Pane Quadruple Sliding Doors from Dining Room
- Jeld Wen Premium Collection Dual Pane Double Sliding Doors in Master Bedroom, Office and Family Room
- Energy Star 75 gallon hot water heater with circulating loop to Master Bath
- 4" PVC from Basement to Attic for future Solar installation

## Convenience Features

- Outdoor speakers on Deck, Patio, and Screened Porch play from main system in Great Room
- Whole House network for Satellite/CATV, Phone and Internet
- Whole house surge suppressor (prevents electrical surges from damaging electronics)
- Sound dampening insulation between each Bedroom / Bath and other living spaces
- Sound dampening insulation surrounding Laundry
- Sound dampening insulation surrounding Powder Room
- Recirculating hot water pump (provides quick hot water throughout home)
- Constant pressure pump maintains water pressure at 50 psi (no pressure oscillation)

## Safety Features

- Security system
  - Driveway and dock sensors (You will always know when anyone drives into the driveway or a child walks onto the dock)
  - Six glass break sensors
  - Four motion detectors
  - Fire, smoke and carbon monoxide detectors
  - Door detectors on every entry door
  - Control pads in Mud Room, Office, and Master Bedroom
- Schlage keypad deadbolt lock on Garage entry door (no key required)
- Remote Keypad outside Garage Overhead Door
- Totally enclosed concrete 22' x 4' Safe Room below front porch

## Low Maintenance Features

- Stone veneer and Hardie Plank exterior
- Hardi Trim and Azek exterior Trim and Soffits
- Trex Deck with aluminum and tempered glass railing
- Dock and Floating Dock with Azek decking, 7000 lb boat lift and metal roof by Lakeside Marine Construction
- Aluminum clad Jeld Wen windows
- Entire Boat Storage Room ceiling protected with waterproofed pan drain
- Gutter leaf protection

## Erosion Control Features

- Three large drains for Driveway and Side Grass Area
- Extensive use of decorator Stone to reduce and channel water flow
- Four flat grass areas on waterside to reduce water flow down to the Lake
- 250 blue rug junipers planted on steeper areas

## Lighting and Electrical Features

- Down lights on all decks and patio accent the home without disturbing the lake or sky view
- Central control of upper outlet below windows to allow for candles or other decorations
- Outdoor lighting controlled from switches inside the home
  - Two outlets near dock (one used for 12v flagpole photocell lighting)
  - Two outlets at front of house
  - One outlet near the driveway entrance
- 240v pre-wire for future hot tub

## Those Extra Little Design Features

- Extra-wide 6" Baseboard and 4-1/2" Door and Window Trim
- Premium bead board wainscoting in Hall and Family Room Bath
- Picture frame wainscoting in Foyer and Main Stairwell
- Attractive, low maintenance landscaping
- Excellent and good looking stone and grass used for drainage and erosion control
- Solid mahogany front door by The Looking Glass
- Solid core two panel Jeld Wen interior doors with Schlage oil rubbed bronze lever handles
- Custom oak stair rail on Main Stairwell
- Beautiful 18x18 and 20x20 tile floors from The Tile Collection in all Baths and Laundry
  - 18x18 Phoenix Noce and Phoenix Biscuit Tile with 4x12 Barbera Stone Listello in Master Bath
  - 20x20 Agra Noce Tile in Laundry
  - 18x18 Padua Veneto Tile and Carpet in Office
  - 18x18 Savannah Carriage Tile in East Bedroom attached Bath
  - 18x18 Carriage House Tile in Upper Floor Bath
  - 18x18 Savannah Carriage Tile in Family Room Bar
  - 18x18 Ashton Smokey Beige Tile in Family Room Bath
  - 18x18 Padua Traviso Tile in Garage Storage Room

## Negotiable Items

- 4x8 Master Bath Arched Stained Glass Window, designed by Betty Williams at The Looking Glass
- Refrigerators in Kitchen and Bar
- Washer and Dryer