



## 16 Meriam St, Lexington – Features

- **Infrastructure**
  - Exterior walls – 2 layers of blueboard/Green Glue Soundproofing
  - Icynene Insulation in all exterior walls
  - Fibreglass insulation in all interior walls (soundproofing)
  - Inter floor:
    - Cork (soundproofing) under radiant panels, which are under hardwood floors
    - Icynene Insulation underneath subfloor and ceiling of lower floor (OJ2000 joists separation)
- **Smart Home**
  - Infrastructure
    - Whole House WIFI
    - 60 Ethernet (Basement patch panel)
    - 60 Phone (Basement PBX – room-2-room intercom and 2 exterior landlines)
    - Streaming and cable hookup in most of home
  - Automation (Control4)
    - Garage Doors open/close from control panel/app
    - Mudroom Entry locking from control panel/app
    - 4 Exterior Cameras
    - Smart Door Station with intercom/video
    - Heating/Cooling (Tekmar integration)
    - 16 Music (Streaming) to interior and exterior of home
    - 3 Control Stations (Kitchen, Primary Bedroom & 3<sup>rd</sup> Floor Bedroom/Office)
    - Theater with 7/1 surround sound Remote Control
    - Family Room (Soundbar/Subwoofer) Remote Control
- **Lighting**
  - Lutron Homeworks programmable Scene Based Lighting Controls in every room
- **Heating/Cooling**
  - 22 Remote sensors in each room talk to thermostats co-located in Electrical Room
  - Additional floor sensors in each room
  - 6 Cooling Zones
  - 22 Heating Zones
    - Radiant floors throughout is Primary source of heat
    - Hydro Air is Secondary source of heat with 4 furnaces
  - 2 HRV (Heat Recovery Ventilators) bringing in fresh air into home
  - 2 Humidifiers (Nortec)
  - 3 Viessmann Boilers, operate in rotation with fault tolerance
  - Tekmar Control (Including Control4 Integration) to change heat/cool and alter room temperature
  - 22 Remote Thermostats/Temp Sensors
  - Viessmann Hot water tank



- Plumbing in place for future implementation of heated driveway
- **Electrical**
  - Transfer switch for future Generator hookup
  - 6 Circuit breaker boxes
  - 400 amp service
- **Exterior**
  - 3-Season Gazebo
    - Mahogany ceiling
    - Rope lighting in ceiling
    - Ipe flooring
    - Custom plexiglass panels, interchangeable with flyscreens
  - Built in sound system in gazebo & outdoor kitchen/pool area
  - Lighting in gazebo, outdoor kitchen area, pool and landscape lighting
  - Pergola and Outdoor Kitchen Area
    - 60" Grill/Rotisserie (Natural Gas)
    - Single burner Hot plate (Natural Gas)
    - Fridge
    - Sink (Hot/Cold)
    - Built in stainless steel cabinetry
    - Breakfast bar granite counters, and serving area (Earth Glitter)
    - Built in ipe bench seating
  - Swimming Pool
    - Salt Water
    - 44' Lap Pool
    - Infinity Edge waterfall
    - Heated (Heat Pump for warmer weather and Natural Gas furnace for colder weather)
    - Glass paneled fencing around waterfall for stairs to driveway
  - Large full range color bluestone patio
  - Established arborvitae along driveway and backyard to provide privacy (Smargd/aka Emerald Green)
  - Irrigation System
  - Fully fenced backyard
  - Garage
    - 3-Car
    - Heated (Radiant)
    - Epoxy flooring
    - 2 Ducted vacuum points



- **Interior**
  - **Throughout**
    - Radiant floor heating under tile and hardwoods
    - Santos Mahogany hardwoods where hardwood flooring
  - **Basement**
    - Theater
      - 7:1 Surround sound
      - Sony Projector
      - 110" Screen
      - 7 Cinema Seats
      - 7 Buttkickers vibrate the seats based on what is onscreen
      - Streaming/Gaming PC
      - Control4 Integration
      - Kitchenette with microwave, bar fridge, sink, granite counters (Magma Red)
      - Middle Atlantic equipment rack for theater
    - Wine cellar
      - 320 bottle capacity
      - Large solid marble fireplace surround and mantel
    - Bathroom
      - Slate tile flooring and walls (Copper Medici with natural cleft)
      - Shower/dog washing station
      - Vanity with stone counter and vessel sink
    - Gym
      - Glass panel wall entry and doorway
      - Corner mounted TV
    - Mechanical room/Electrical Room
      - Equipment rack for Control4, Ethernet and routers
      - Epoxy flooring
      - Utility sink
    - Mudroom
      - Slate flooring (Copper Medici with natural cleft)
      - Custom designed cabinetry, fold up seating with storage underneath, shoe cubbies
      - Direct access to garage
    - Games Room
      - Slate flooring
      - Wall mounted TV
  - **First Floor**
    - Kitchen
      - Custom Design incorporating floor to ceiling cabinetry, with glass fronted upper cabinetry with lighting



- Clear high gloss Figured Anigre cabinetry with Mahogany accents/baseboard/round glass table support legs
- Thinkglass Artistic Glass (<https://thinkglass.com/?lang=en>)
  - 60” diameter, 1.5” depth Breakfast bar Round Island and connected to two 76” Diagonal Wings
  - Custom designed Backsplash behind Wolf range matching round table
  - Kitchen Counter Backsplash
- 60” Wolf dual oven, dual fuel range with 6 burners, griddle, grill
- 60” exhaust fan to exterior
- 48” True Refrigerator and Freezer
- Dishwasher
- 30” beverage fridge
- 30” Wolf microwave
- Trash compactor
- Hot water dispenser
- Granite Countertop (‘Ray Splendor’ with quartz accents)
- Double French doors out to gazebo
- French door out to patio
- Wall mounted TV and soundbar
- Large format Tile (Porto Corvo Polished 18”\*18”)
- Butlers Pantry
  - 2<sup>nd</sup> laundry area
  - 30” Wolf microwave
  - Additional prep sink
  - Custom cabinetry
  - Countertop is matching ‘Ray Splendor’ granite with quartz accents
- Full bathroom
  - Natural stone tile floor (Solnhofen Bavarian Gold honed)
  - Large format ceramic wall tiles (Idea Beige, Idea Caffè)
  - Shower with frameless glass door
  - Vanity with stone countertop
- Family Room
  - Smart TV and soundbar/subwoofer
  - Custom built shelving and cabinetry
  - Gas fireplace, with stone floor to ceiling surround and hearth (Teak Stone Honed)
  - Lighting accents designed for 2 separate seating areas
- Office
  - Floor to ceiling Custom designed cabinetry with shelving and glass panels, with solid mahogany counters
  - Mahogany desk supported by custom designed granite table and supports (Rainforest Brown)



- Corner mounted TV
- Dining Room
  - Custom floor to ceiling cabinetry with glass fronted uppers, and solid lowers
  - Tray ceiling with Rope lighting
- 2 Story Foyer
  - Marble tile flooring (Polished Sarafinno & Matador Dark)
  - Crystal chandeliers with main foyer chandelier shining rainbow light prisms on walls in mornings
  - Bridal staircase to second floor
  - Double mahogany front doors with iron scrollwork and glass
  - Chandelier lift
  - Area designed for statement art
- Living room
  - Gas fireplace with Granite surround and mantel (Rainforest Yellow)
  - Double French doors to front porch
- **Second Floor**
  - Primary Bedroom
    - Motorized Shades and custom drapes
    - Gas fireplace with custom quartz surround and hearth (Pinta Verde)
    - Custom shelving flanking fireplace surround
    - Wall mounted TV
    - Built in sound system
    - Double French doors to private balcony with ipe flooring
  - Primary Bathroom
    - Thinkglass Artistic Glass (<https://thinkglass.com/?lang=en>)
      - Glass Countertop
      - Fireplace Backsplash and decorative shelves
      - Shower frameless glass door
      - Toilet French door glass inserts
    - Marble flooring (Undulating Asiago), and jacuzzi surround and steps (Bianco Perlino)
    - Dual glass vessel sinks
    - Double French door with custom glass inserts into bathroom
    - Large marble shower and seat, with Kohler DTV body sprays and shower heads
    - Gas fireplace inset into custom cabinetry
    - Clear high gloss vanity cabinetry and surround of fireplace (quarter sawn figured Fiddleback Sycamore)
    - Jetted jacuzzi
    - Built in sound system
  - Primary closet
    - Curved wall custom hanging and cabinetry



- Granite counters on both sets of cabinetry and shelving (Bordeaux)
- Window with custom window seat
- Double French door with custom glass inserts
- Bedroom 2
  - Walk in closet with new built in closet system
  - Newly built full bathroom ensuite with marble flooring, large shower with frameless glass door, vanity with quartz counters, custom mirror
  - Built in sound system
- Bedroom 3
  - Rope lighting in tray ceiling
  - Ensuite full bathroom with granite counters, air jetted jacuzzi surround, full shower with frameless glass door (White Aran granite)
  - Custom cabinetry
  - Walk in closet with new built in closet system
  - Built in sound system
- Bedroom 4
  - Newly built custom closet system
  - Built in sound system
- Full bathroom
  - Slate (Green Garnet) flooring
  - Custom designed curved vanity (Fumed Oak) with glass vessel sink, and marble counter with waterfall edge (Calcutta Ondulato)
  - Glass wall tiles on walls around vanity, and around air jetted jacuzzi tub/shower with frameless glass door
- Laundry
  - Granite counters (Beauty Musk) on cabinetry wall
  - Granite counter (Beauty Musk) on cabinetry wall with Sink
  - Tile flooring (Iridio)
  - Stackable LG ThinQ washer and dryer
- Reading nook
  - Set into bay window with views of the front
- **Third floor**
  - Bedroom 5
    - Newly built custom closet system
    - Bay window
    - Mahogany window seat spanning one wall
    - Built in sound system
  - Bedroom 6
    - Newly built custom closet system
    - Large round custom window
    - Built in sound system
  - Bathroom



- Marble floor and wall tiles (Undulating Asiago)
- Air Jetted jacuzzi/shower
- Marble counter vanity unit (Bianco Perlino)
- Storage room
  - Large finished storage room
  - Large unfinished storage room