



Features of 197 Grant St, Lexington

Infrastructure

- Fiberglass insulation in all exterior and most interior walls (soundproofing)
- Wired security alarm throughout home
- Full house water filtration system
- Kitchen, and kitchenettes have hot/cold osmosis filtered water spigots
- 2 hot water heaters (2017) fueled by natural gas
- Flologic water detector to alert homeowner of potential water leaks
- Cell phone booster & external aerial

Smart Home

- Infrastructure
 - Whole house WIFI
 - Streaming and cable hookups in most of the home
 - 2 patch panels for Cat 5, with 20 connected through home
 - 22 phone distribution lines, allows for room-to-room connections
 - Up to 4 external phone lines can be connected
- Automation (Control4)
 - Front door chime will sound through speakers throughout home
 - Two doorbells have cameras that will show the person at the door, and audio connections allow communication to the person at the door from the Control4 control stations
 - 6 exterior cameras with backup storage in the basement electronics room covers Rear Driveway, Left hand side of curved driveway, Right hand side of curved driveway, Back yard, Rear Porch, Rear Patio
 - Music streaming to most rooms in interior, and exterior of home
 - 12 Control4 Control stations throughout home which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home. It can also be remotely controlled using the Control4 app on a mobile device
 - Basement bonus room
 - Basement bathroom
 - Garage
 - Side entrance
 - Family Room
 - Double doors to porch
 - French door from sunroom to porch



- Front door
- Library
- Primary bedroom
- Billiard room
- Au Pair suite

Lighting

Lutron Homeworks programmable Scene based lighting controls in most rooms, including 'All Off' scene on Control4 control stations near exits

- Many rooms have switched outlets for control of floor and table lamps
- Bathrooms have programmable switches which turn on lights and fan automatically, and when light is switched off, fan automatically turns off after 5 minutes
- All closets have automatic lights that turn on/off with door opens/closes

Heating/Cooling

- 8 zones of heating/cooling
- Heat is fueled by natural gas
- Wired remote circular sensors in each zone

Electrical

- 400 amp service
- 400 amp Kohler gas powered backup generator

Exterior

- Covered porch
 - Lighting
 - Speakers
- Extensive hardscaping
- Built in natural gas outdoor grill with speakers and lighting for the patio
- Irrigation system covers the entire property and is separately metered from the house water supply
- 9 zones of landscape lighting, several programmed to turn on (and off) every evening
- Land extends to brook – granite markers in wildflower yard is where 100 year flood zone is located
 - Property line is partway down the bank to the brook, beyond the fence
- Fenced yard, with custom plantings and wildflower meadow between fence and brook
- Pea gravel driveway
- Espalier apples in reflection area



- Hidden walking path beneath hemlocks to seating area and front with lanterns in trees
- Chimneys are architecturally designed

- 6 security cameras outside covering Rear Driveway, Left hand side of curved driveway, Right hand side of curved driveway, Back yard, Rear Porch, Rear Patio

Interior

- **Throughout**
 - Brazilian Cherry flooring
 - Radiant floor heating in all ensuite bathrooms
 - Blank plates in baseboards have cabling behind, if desired
 - Two home vacuum systems – one upstairs and one downstairs
 - Main staircase and Jack and Jill staircase from first floor to second floor

- **Garage**
 - 3 car garage
 - Automated exterior lights come on and stay on for 15 minutes when garage door is opened in the evening
 - 220V EV charging outlet
 - Heated
 - Epoxy flooring
 - Dog washing & grooming station
 - Extensive built in cabinetry for trash bins, with built in fans to remove odors to exterior, and typical garage items
 - 6' beadboard paneling
 - Firewood storage
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home

- **Basement**
 - Slate tiles throughout, with extras for the future theater, wine cellar and bulkhead storage room stored in basement
 - Board and batten ceilings in finished areas
 - Pantry
 - Side by side 30" refrigerator with 30" freezer
 - Soapstone counter
 - Custom cabinetry
 - Bonus Room
 - Wood paneling wainscoting



- Custom built in cabinetry surrounding TV
- Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Speakers in ceiling
- Gym and yoga room
 - Wood paneling wainscoting
- Bathroom
 - Huge curved wall Steam shower
 - Cedar lined Sauna
 - Wood Vanity with marble counter
 - Wood paneling
 - Electric operated radiant flooring
 - Closet for stackable washer/dryer
 - Ejector pump
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Additional craft room
 - Soap stone desk counter
 - Soap stone counter with sink
 - Custom cabinetry with wood counter
 - Water mains is behind cabinet in craft room
- Electronics room
 - Control 4 electronics and all of the amps for the speakers
- Future Theater
 - unfinished
 - separated joists and 2*4 walls so sound is not transmitted through even with vibration
- separate cooling system
- Tiles matching basement floor stored in unfinished wine cellar
- Future Wine cellar
 - Unfinished
 - Tiles matching basement floor stored in this room
- **First floor**
 - Foyer



- Double front doors are mahogany with accent glass
- Double French doors from foyer area to covered porch
- Double French doors from foyer area into kitchen
- Tumbled marble foyer flooring with pistachio inserts

- Matching pistachio marble wood burning fireplace trim & hearth with marble mantel and sides
- Custom molding framing fireplace extending to second floor
- Uplights framing sides of fireplace
- Speakers in ceiling
- Control4 Automation Control station at front door which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Control4 Automation Control station at double French doors to porch which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Dining room
 - Coffered ceiling
 - Speakers in ceiling

- Butler's pantry
 - Custom cabinetry
 - Soapstone counter
- Living room
 - Wood burning fireplace between living room and sunroom with custom millwork
 - Coffered ceiling
 - Speakers in ceiling
- Sunroom
 - Wood burning fireplace between living and sunroom
 - Coffered ceiling
 - Curved wall of windows
 - French door to covered porch
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
 - Speakers in ceiling
- Kitchen
 - Slate countertops



- Black walnut countertop on breakfast bar
- Large breakfast bar with up to 5 seating places
- Large sink with hot/cold filtered water spigot
- Subzero refrigerator/freezer
- Two Subzero drawer refrigerators in island
- Gaggenau double oven
- Thermador gas cooktop
- Garbage disposal

- Appliance cabinet (doors in basement)
- Large pantry closet with shelving
- Coffered ceiling
- Speakers in ceiling
- Library
 - Mahogany Cabinetry and shelving with lighting
 - Plate rail height with custom mahogany molding
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
 - Speakers in ceiling
- Half bathroom near library
 - Wood vanity with marble counter
 - Tumbled marble tile floor
- Half bathroom near side entry
 - Vanity with Soapstone counter
 - Travertine Tile floor
- Family Room
 - Rope lighting in some of custom crown molding
 - 9' high custom molding
 - Uplights framing sides of fireplace
 - In built TV which can extend out and swivel
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
 - Wood burning fireplace with slate trim and hearth and custom wood mantel and surround
 - Built in shelving
 - Coffered, vaulted ceiling with inset wood paneling
 - Speakers in ceiling
- Mudroom:
 - Cubbies, hanging area



- Custom cabinetry including seat, pull out counter for sorting mail and trash immediately below
 - Travertine Tile flooring
 - Speakers in ceiling
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- **Second floor**
 - Primary suite
 - French door, with matching windows, leads out to a large balcony with ipe flooring
 - Custom wood wainscoting
 - Wood burning Fireplace with tile trim and hearth and custom wood mantel and surround
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
 - Speakers in fireplace cabinetry
 - Primary bathroom
 - Marble floors and walls behind jacuzzi
 - curved wall of windows around jacuzzi with remote control blinds
 - white beadboard wainscoting
 - two separate curved wood vanities with marble counters
 - jacuzzi tub
 - huge shower with marble floors and seats, separate toilet
 - Rope lighting in crown
 - Waterworks plumbing fixtures
 - Extensive built in cabinetry
 - Heated towel rail
 - Double French doors into hanging closet
 - Extensive custom drawer cabinetry
 - Reading room
 - Custom shelving & wainscoting
 - Bedroom 2
 - Beadboard wainscoting
 - Speakers in ceiling
 - Ensuite bathroom with white vanity with marble counter, marble floors, shower with frameless glass door, custom cabinetry and shelving
 - Bedroom 3/Office



- Connects with bedroom 2
- Beadboard wainscoting
- Speakers in ceiling
- TV connection in wall
- Window seat with built in shelving
- Closet is outside of the door, and could be reconfigured to be accessed from within bedroom
- Coffered ceiling with beadboard inset
- Bedroom 4
 - Ensuite bathroom has a white vanity with marble counter, marble flooring and tub/shower
 - Speakers in ceiling
- Hall bathroom
 - White vanity with marble counter, marble flooring, tub/shower, beadboard wainscoting
- Workstation office
 - Custom built cabinetry including file drawers, mahogany counters, mahogany counter desk & cabinetry
- Billiard room
 - Coffered ceiling with rope lighting
 - Wood paneling and custom cabinetry with slate counter
 - Cabinet underneath is on rollers and can be moved to allow easy access to cables
 - 9/1 surround sound
 - Rope lighting in the crown
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Laundry
 - Soapstone counters, sink, under counter refrigerator, cabinetry and shelving
- Craft room
 - Solid surface counters, lots of custom cabinetry and drawers, sink
 - Wood paneled ceiling
- **Third floor**
 - Bedroom 5
 - 2nd primary suite/au pair suite
 - Built in window seat with cabinetry and shelving
 - Huge walk-in closet
 - Custom wood paneling



- Speakers in ceiling
- Easy access to extensive attic for additional storage
- Attached Bathroom
 - Huge full bathroom with marble floor tiles
 - Large white vanity with marble counter and sink
 - Jacuzzi
- Custom wood wall paneling
- Wood paneled ceiling
- Huge shower with double showerheads
- Family room
 - Wood burning fireplace with tile trim and header, and wood mantel and surround
 - Built in wooden desk
 - Custom wood paneling
 - TV connections in wall
 - Speakers in ceiling
 - Coffered ceiling with beadboard inset
 - Control4 Automation Control station which can control heating/cooling, lights, security system, speakers, and an intercom system throughout the home
- Custom Built in drawers and 2 double closets on landing
- Kitchenette
 - Soapstone counter with sink
 - Undercounter refrigerator
 - Lots of custom cabinetry & shelving
 - Beadboard wall paneling
 - Hot/cold filtered water spigot