

**7278 Tallwood Dive  
Denver, NC 28037  
Specs & Features List**

**Great Room**

Brazilian Cherry Hardwood Floors  
Two High Grade Ceiling Fans  
Arkansas Stone Wood Burning Fireplace  
Hearth Wired for Flat Screen Television  
Room Includes 4 Speaker Sound System  
Built In Bookcases

**Study**

Wall to wall high grade carpet  
Wired for phone, cable/satellite & internet  
Adjoining Full Bath  
Room could function as a 7<sup>th</sup> Bedroom (1<sup>st</sup> Floor)

**Billiard/Recreation Room / Media Room**

Room is fully wired to serve as a media room (Surround Speaker System)  
Full Speaker System Negotiable in price of home  
Wet Bar w/ Granite Counter Tops & Wine Chiller Fridge  
All Furniture in this room is negotiable with the price of the home

**1<sup>st</sup> Floor Full Main Bath**

Custom tile work throughout  
Steam Shower with 6 adjustable massaging heads, one overhead rain shower head  
Venetian Bronze Fixtures

**Exercise Room**

Good size room with windows for natural light  
Storage Area  
Media Equipment Closet

**Master Suite**

Oversized Room fits California King Bed with plenty of room  
Three large walk-in closets including one "Closet Room" Custom Shelving  
Master Bath includes large walk-in shower with multiple shower heads, large jetted tub  
and Venetian Bronze Fixtures

**Additional Bedrooms**

Large Bedrooms  
Each bedroom has its own private full bathroom

### **Guest Suite**

Includes large bedroom area

Full Bath

Full Kitchen w/Granite Counter Tops, Brazilian Cherry Hardwoods, Stove, Refrigerator & Range.

Private Entry from Garage

### **3<sup>rd</sup> Floor Unfinished Space**

1,165 Square Feet of unfinished space that could easily be up fitted to heated living area  
Staircase Entry

This space could serve as a Theater Room or Recreation Room

### **Play Room/ Office**

Large Room off of the Dining Room is currently used as a kids playroom could easily serve as a large office.

### **Gourmet Kitchen**

Viking (Massive) Side by Side Professional Series 22.8 Cu Ft. Electronic Temp controlled, automatic moisture controlled Refrigerator with 19.1 Cu. Ft. Electronic Temp controlled, automatic moisture controlled Freezer.

Viking Professional Heavy Duty Trash Compactor w/ activated Charcoal Air Filtration System.

Viking Quiet Clean Dishwasher

Viking Self Contained Ice Maker

Viking Professional Grade Wine Chiller

Viking Professional Grade Microwave

Viking Professional Grade Plate Warmer

Viking Professional Grade Gas Oven w/ 6 burner stove top and griddle

Viking Professional Grade Exhaust Hood

Insinkerator Instant Hot Water Dispenser

2 Insinkerator 1.0 Horsepower automatic reversing garbage disposals

Extra Electrical Outlets

Dual Stainless Up Graded Deep Sinks

Custom Tiled Back Splash

Audiovox Kitchen TV System

Ceiling Speaker System

Brazilian Cherry Hardwood Floors

Granite Counter Tops

Huge Center Island with Produce Sink and Granite Counter Tops

Huge Walk In Pantry w/ Custom Shelving

### **Dining Room**

Brazilian Cherry Hardwood Floors

Custom Faux work

Ceiling Speaker System

Dining Table & Chairs are negotiable with the price of the home

**Laundry Room**

Large Laundry Room

Granite Counter Tops w/ sink and tile floors

**Mud Room**

4 Cubby's with Lockers

2 Closets

Laundry Shoot

**Outdoor Living Areas**

Enjoy multiple outdoor living options

Two covered porch areas with custom stamped concrete

Screened in porch area

Courtyard Area can easily be converted in to an additional patio area with Fire Pit

The 2.7 acre home site offers plenty of yard space and privacy

High Grade Ceiling Fans

Arkansas Stone Accents

Outdoor Speaker System

**Garage**

Huge 4 car garage

Finished walls

Separate Storage Area in Garage

Guest Suite Private Entry

Separate Service Entry Door from driveway

Garage Door Openers

**Other**

Aquasand Rhino EQ-300 Water Filtration System (Filters entire home)

Custom Real Wood Plantation Shutters Throughout the home

Full Home Automation Speaker System throughout the home

Home Intercom System

Home Security System