

H. C. Barrett & Associates, Inc.
Special Features
Lot 34 Devonridge
St. Cirq French Country

4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009

Rooms-First Floor:

Heavy Mouldings and Recessed Lighting Throughout

Select Brazilian Cherry Hardwood Flooring Throughout

Entire main level is Handicapped Accessible

Covered Entry

Barrel vaulted tongue and groove wood ceiling

Foyer

Formal Circular Stair System with hardwood and wrought iron railings
Two Story Ceiling

Dining Room

Large Circular Trey Ceiling
Wainscot paneling system

Gallery

Barrel vaulted tongue and groove wood ceiling

Family Gathering Room

5.1 Surround Sound and Whole House Audio Speakers
Large wood burning fireplace with gas supply for Gas Logs, Stone chimney, stone surround, backdrop, and mantle, and granite hearth
Large Built-in Bookshelves and Cabinets with granite tops flank the Fireplace
Custom Coffered Ceiling
French doors and window wall leading to rear Outdoor Living Area
Wood Blinds

Gourmet Kitchen

Custom Wood and Glass Cabinetry throughout
Wood Blinds
Whole House Audio Speakers
Granite Counter Tops Throughout



Special Features

Lot 34 Devonridge

St. Cirq French Country

4477 SF Heated Living Area

0.93 Acre Lot

July 28, 2009

Page Two (2)

Large Custom Granite topped Wood Island with Double Bowl Sink, Garbage disposal, instant hot water dispenser, soap dispenser, Jenn-Air Ultra-Quiet Dishwasher, Jenn-Air warming Drawer, Raised Bar with seating
Second Double Stainless Steel Sink with faucet wand, disposal, and soap Dispenser
Second Jenn-Air Ultra-Quiet Dishwasher
Second Jenn-Air Warming Drawer
GE Monogram Built-in Microwave
Dual Fuel Down Draft Range with convection/conventional oven, Limestone tile back drop with Cultured Stone Columns and Arch, pot filler faucet
Sub Zero Refrigerator/Freezer with ice and water
GE Monogram Wine Cooler
Kitchen Aid Ice Maker

Breakfast

Open Vaulted Ceiling
Double French door leading to rear Outdoor Living Area

Pantry

Walk in Pantry with Custom Wood/Glass Door and Custom Storage System

Mud Room

Children's Drop off and Dressing area with Cubbies, Coat Hooks and Drawers
Charging area for mobile phones and tech devices

Laundry

Custom Brick paver flooring
Custom Wood Cabinetry with Granite Tops
Clothes Hanging Area
Prewired for Whole House Audio Speakers

Powder Bath

Custom Ceramic Floor
Vanity with Granite Top and Vessel Sink
Custom Linen Cabinetry
Bead Board Wainscot



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Three (3)

Large First Floor Master Suite

Whole House Audio Speakers
Trey Ceiling and indirect lighting
French doors leading to the rear Outdoor Living Area and to the Gallery
Private Toilet with telephone, ceramic flooring
Plantation Wood Shutters
Architectural Lighting

Sitting Area

Whole House Audio Speakers
Plantation Wood Shutters

Master Suite Bathroom

His and Hers Custom Vanity Cabinetry, Granite Tops, and Architectural Lighting
Full ceramic tiled Walk/Roll-In Shower with Ceramic seat and recessed shelving
Grohe Shower System: Main Shower Head, Handheld Shower Wand, and
Rain Head all separately controlled. Recessed Lighting in shower.
Air tub in raised ceramic surround with window seating
TV behind mirror
Ceramic flooring
Plantation Wood Shutters

Master Suite Closets

Large Walk-In Closets with full Custom Closet Systems
Plantation Wood Shutters
Luggage/packing area

Rooms-Second Floor:

Heavy Mouldings Throughout

Whole House Audio Speakers in Hallway

Large Hall with overlook to Foyer

Large Stairway makes moving furniture simple



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Four (4)

Wide doors (36") at all bedrooms for easy furniture access

Large Decked Attic over Second Story

Hall

Bead Board Wainscot

Three (3) Huge Carpeted Bedrooms

Prewired for Whole House Audio Speakers

Large Walk-In Closets with full Custom Closet Systems

Private Bathrooms

Suite 2

Prewired for Whole House Audio Speakers

Private Bathroom

Suite 2 Bath

Ceramic tile floor

Custom wood cabinetry and granite tops

Garden Tub Shower

Suite 2 Closet

Large Walk-In Closet with full Custom Closet System

Suite 3

Prewired for Whole House Audio Speakers

Private Bathroom

Suite 3 Bath

Ceramic tile floor

Custom wood cabinetry and granite tops

Walk-In Shower

Suite 3 Closet

Large Walk-In Closet with full Custom Closet System



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Five (5)

Suite 4

Prewired for Whole House Audio Speakers
Custom Wood Desk with Laminate top
Private Bathroom

Suite 4 Bath

Ceramic tile floor
Custom wood cabinetry and granite tops
Walk-In Shower

Suite 4 Closet

Large Walk-In Closet with full Custom Closet System

Game Room

Prewired for 7.1 Surround Sound Theater Room with options for Projectors and
Flat Panel TVs
Custom Built-in Book Shelves
Custom Built-in Audio/Video Controls Center
Private Bathroom with Custom wood cabinetry, granite top, and phone
Bead Board Wainscot throughout
Berber Carpet and Recessed Lighting throughout

Structure & Exterior:

Crawl Space with powered ventilation, slag screenings over full vapor barrier
over earth, steel access door system with heavy duty lock

All Stone and Hard Stucco Exterior with all trim, frieze, boxing, and soffits in
maintenance free materials

Thirty (30) Year Architectural roof shingles

Copper roofing on dormers and rear Outdoor Living Area

Copper valleys and flashings



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Six (6)

Commercial Size Seamless aluminum guttering and downspouts

All Aluminum clad casement windows and door systems have multi-point locking systems and Insulated Low E glass.

Custom Mahogany Front Entry Door

TJI joist floor systems throughout with ¾" Advantec tongue and groove sub-flooring, glued and screwed

Christmas lighting circuits and outlets in soffits and porch ceilings with in-wall timers and switches make the Holidays a breeze.

Gas lantern at Front Entry controlled by electronic ignition. That means no gas usage unless you turn them on.

Low Voltage Driveway and walkway lighting

Oversized Three (3) Car Garage. Prewired for Whole House Audio Speakers and Telephone. Epoxy flooring system

Two lane circular drive at front of house

Fully decked open Attic for storage.

Large Outdoor Living Area complete with ceiling fans, recessed lighting, and Whole House Audio Speakers.

Mechanical & Electrical:

Emergency Stand-By Natural Gas Backup Automatic Transfer Generator System runs all essentials in the event of a power outage

Whole House Surge Protection System including telephone and cable

Copper water lines throughout



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Seven (7)

Copper wiring throughout

Hot water circulating loop system with two (2) fifty gallon High Efficiency gas fired water heaters

Automatic Closet Lighting throughout house

Whole house water filtration system

Full lawn irrigation system on separate meter with backflow device-no sewer charges

Two (2) High Efficiency Gas Furnace and Electric Air Conditioning systems for Main Level complete with a State of the Art Electronic Ultra Violet Light Air Filter System

High Efficiency Gas Furnace and Electric Air Conditioning system for the Second Level with PMAC air filter on the unit

Monitored Alarm System

Decora switches throughout

Whole house audio and video with universal remote control and Exterior speakers at rear Outdoor Living Area and Covered Front Entry

Wireless/Wired DSL service

Whole House Central Vacuum system, including Garage, Game Room, and Attic, with toe kick inlets in Kitchen and all Bathrooms

Three Car Garage
Epoxy floor coating system



Special Features
Lot 34 Devonridge
St. Cirq French Country
4477 SF Heated Living Area
0.93 Acre Lot
July 28, 2009
Page Eight (8)

Rear Outdoor Living Area (Loggia)

Large porcelain tile patio accessed from Family Gathering Room, Master
Bedroom Sitting Area, and Breakfast Room

Large Jenn-Air stainless steel grill

Built-in Stainless Steel refrigerator and Stainless Steel double sink with wand
faucet and soap dispenser

