

Designers' own, custom designed for people who enjoy life, formal and informal living, intimate spaces and gracious entertaining. Open and flexible floor plan, adaptable to all different lifestyles and joyful activities

Construction and Utilities

Rebuilt and newly constructed in 2006, in high quality and craftsmanship; lower level extensively renovated; outside walls and new interior walls with high efficiency heat and sound insulation, e-rated windows, hardy-plank siding, new roof construction with 50 year warranted designer shingles; Silent Floor TJI floor construction in new part

Built for energy efficiency and preservation with mostly recyclable and renewable materials before it became fashionable HydroAir heating and air conditioning: three separate heating and cooling units with heat pumps, one with gas emergency heating, humidifier

Structured cable wiring for TV, telephone and Internet in most rooms incl. lower level, 400 amps electric service; underground cables to street; 100 gallon propane tank

Water softener and extra reverse osmosis system for drinking water in kitchen faucet and fridge, bar sink in lower level family room

2 large separate tankless hot water makers for instant hot water on demand on all water outlets, supplying warm water simultaneously to all faucets on demand.

First Floor

9 ft ceilings; 8 inch custom moldings in all rooms

Foyer with marble floor, hall closet, full bath room, stairway with columns to downstairs

Living Room with gracious columns and marble surrounded, wood burning fireplace converted to gas, ebonized oak floors, built in bookshelves and cabinets, double French door to covered porch

Extra large Master Bedroom Suite off separate foyer, with sitting area; built in bookshelves; Master bathroom with two tone marble décor; large marble shower with custom mosaic; his and her sinks; separate toilet. Walk in closet with daylight -light tunnel and anteroom

Library/Office opposite dining room with French double door, ebonized oak floor

(This room together with the adjacent full bath and closet can be used as bedroom suite)

Formal dining room, easily accessible from kitchen, family room and living room; ebonized oak floor

Family Room with vaulted ceiling, marble surrounded gas burning non-venting fireplace with custom mantle; 2 built-in surround speakers; natural travertine floor; stair to upstairs; two sets of French double doors opening to deck with hard wired gas grill

Kitchen with slate floor, stainless steel appliances, six burner gas stovetop, huge refrigerator/freezer and LG stainless steel dishwasher, double wall ovens and garbage compactor; cabinets with lots of drawers; stained butcher block custom countertop and oversized center island with marble top, bar sink and eat-in counter; large pantry with ample cabinets, wine cooler; daylight light tunnel, slate floor

Laundry, mud room with slate floor, utility cabinets

Oversized 3 car garage with separate doors, separate side entry

Second Floor

Loft opening to family room, bamboo floor

Very large multi-purpose room with lots of daylight; second multipurpose room off main space

Full Bathroom

Attic with storage space off upstairs loft

Lower Level

Family room with wood burning fireplace converted to gas and built in wet bar with fridge

2 bedroom suites, one with cedar closet

Huge covered patio with solid surface floor

Large storage area

Outside

Wood deck with stairs directly to yard, lower level patio; lawn for play and relaxation; towering trees and mature plantings (azaleas, camellias, gardenias...) throughout, amazing huge fig tree

Septic field with 1000 gallon tank; 4 zone sprinkler system

<p>Hillside Design LLC 1000 Yazoo Fishery Greensboro GA 30642 (706) 467 067</p>	<p>Private Residence Lot 102 Bennett Springs Greensboro GA Addition/Alteration</p>	<p>SPECIFICATIONS</p>	<p>6/12/2009 Scale 1/4"=1' Except where noted Page 13</p>
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