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FEATURES & AMENITIES  
2421 HOSTA DRIVE, FAYETTEVILLE, AR

FROM THE GROUND UP

STEEL REINFORCED CONCRETE PIERS CONNECTED TO A 24"X24" CONCRETE FOOTING REINFORCED WITH 5 HORIZONTAL STEEL REINFORCING BARS

THE INSIDE OF THE FOUNDATION WALLS ARE INSULATED AS IS A 24" INSIDE PERIMETER OF THE CONCRETE SLAB

GUTTER WATER IS CHanneled UNDERGROUND TO THE BACK YARD EASEMENT

YARD IS SODDED IN FESCUE AND INCLUDES FRONT YARD LANDSCAPING & 8 ZONE IRRIGATION SYSTEM COVERING BOTH THE YARD & FLOWER BEDS

22' WIDE CONCRETE DRIVEWAY WITH STEEL REINFORCING BAR, TURNAROUND APRON TO THE WEST. PERFECT FOR BASKETBALL GOAL

EXTERIOR MASONRY BY ROBERT CARR & SON, MASTER MASONS. ENGINEERED BRICK AND CULTURED STONE INSTALLED TO FACTORY SPECIFICATIONS FOR MANY YEARS OF WORRY FREE ENJOYMENT. ALL FLASHINGS ARE COPPER.

OVERSIZED TWO CAR GARAGE WITH ROOM FOR WORKBENCH. GARAGE IS HEATED AND COOLED FOR COMFORT WHILE WORKING. GARAGE WALLS AND CEILING ARE INSULATED WITH SOY BASED SPRAY IN FOAM INSULATION FOR COMFORT AND NOISE REDUCTION. ALUMINUM GARAGE OVERHEAD DOORS WITH AUTOMATIC DOOR OPENERS ARE FOAM INSULATED AND ENERGY EFFICIENT WITH WEATHER STRIPPING.

ENVIRONMENTALLY FRIENDLY SOY BASED, SPRAY IN FOAM INSULATION PROVIDES SUPERIOR INSULATING QUALITY AND NO NOXIOUS GASES. INSULATION SPRAYED FROM SLAB TO TOP OF WALLS UP DECKING OF ROOF TO TOP OF HOUSE ENCLOSING THE ENTIRE INTERIOR OF HOUSE IN SOY BASED, SPRAY IN FOAM INSULATION. MOST INTERIOR WALLS HAVE ADDITIONAL COTTON SOUND BATTING FOR NOISE REDUCTION. THIS HOUSE WILL BE QUIET AND UTILITY BILLS WILL BE LOW.

SPECIAL HIGH PERFORMANCE RADIANT BARRIER FOIL INSULATION IS INSTALLED UNDER RAFTERS IN ATTIC SPACE PREVENTING 97% OF UV RAYS FROM THE SUN PENETRATING INTO LIVING SPACES & LOWERING ATTIC TEMPERATURE DRAMATICALLY

ADDITIONAL INTERIOR SOUNDPROOFING IS PROVIDED BY COTTON SOUND PROOFING/INSULATION BATTS WHICH ARE 7 TIMES MORE EFFICIENT THAN FIBERGLASS INSULATION/SOUND BATTS. THIS INTERIOR SOUNDPROOFING ALSO HELPS TO EQUALIZE TEMPERATURE THROUGHOUT THE HOME. THERE IS NO FIBERGLASS INSULATION IN THIS HOME!

TWO ENERGY EFFICIENT HEATING AND COOLING SYSTEMS FEATURING SEPARATE ENERGY RECOVERY AND VENTILLATION SYSTEM THAT EXHAUSTS STALE HOUSE AIR TO THE OUTSIDE AND BRINGS FRESH AIR INSIDE THE HOME. SUPER HIGH EFFICIENCY PLEATED EXTENDED SURFACE FILTERS REMOVE 99.9% OF DUST, POLLEN AND PET DANDER. HONEYWELLGERMICIDAL BLACK LIGHTS KILL GERMS, BACTERIA AND SOME VIRUSES FOR EXTREMELY HEALTHY HOUSE ENVIRONMENT. BOTH HVAC UNITS SIT IN CONDITIONED SPACE SO THEY DON'T WORK AS HARD THIS HELPS TO IMPROVE EFFICIENCY & SAVE ENGERY

ALL BATH FANS ARE DUCTED TO THE OUTSIDE OF THE HOME WITH METAL DUCT WORK REMOVING HUMIDITY LADENED AIR WHICH HELPS PREVENT MOLD GROWTH.

ENERGY EFFICIENT 65 GALLON NATURAL GAS HOT WATER HEATER WITH INSTANT HOT WATER RECIRCULATING PUMP WHICH PROVIDES FOR EXTRA HOT WATER STORAGE

ALL DOORS ARE SOLID CORE (NO HOLLOW CORE) FOR EXTRA NOISE REDUCTION AND PRIVACY

ENERGY EFFICIENT VINYL WINDOWS FEATURING LOW E II GLASS THROUGHOUT HOUSE. REFLECTS HEAT OUTSIDE IN SUMMER AND INSIDE IN WINTER AND HELPS PREVENT UV RAYS FROM FADING CARPETS, UPHOLSTERY, ETC. GARAGE PEDESTRAIN DOOR & BACK DOOR FEATURE LOW E II GLASS

BEAUTFUL CUSTOM FLOOR TILE DOWNSTAIRS: GARAGE ENTRY INTO HOME, POWDER ROOM, LAUNDRY ROOM, COAT CLOSET, PANTRY & MASTER BATH

CUSTOM BAMBOO FLOORS (RENEWABLE RESOURCE) IN WARM NATURAL COLOR: KITCHEN, BREAKFAST NOOK, COAT CLOSET, PANTRY, BUTLER'S PANTRY, FORMAL DINING ROOM & FOYER

LONG WEARING, STAIN RESISTANT KARASTAN CARPET WHICH INCLUDES SPECIAL CARPET PAD THAT IS WATER RESISTANT, LONG WEARING & FEELS GREAT ON THE FEET AND WILL EXTEND LIFE OF CARPET.

CUSTOM MADE NATURAL FINISH MAPLE CABINETS IN KITCHEN, BUTLER'S PANTRY, GREAT ROOM AND COMPUTER NICHE INCLUDING BUILT IN RECYCLING BINS IN BUTLER'S PANTRY THAT CONNECTS KITCHEN TO DINING ROOM, PROVIDING ADDITIONAL CABINETS, STORAGE, AND COUNTER SPACE. CABINET DRAWERS HAVE HEAVY DUTY, SELF CLOSING, SOFT STOP GLIDES

LARGE BACK DECK WITH TREX BRAND DECKING MADE FROM RECYCLED PLASTIC AND WOOD PRODUCT, NEVER NEEDS WATERPROOFING OR STAINING VERY GREEN PRODUCT

STUNNING ABSOLUTE BLACK GRANITE COUNTERTOPS IN ALL BATHROOMS, KITCHEN AND BUTLER'S PANTRY. KITCHEN AND BUTLER'S PANTRY ALSO FEATURE MATCHING ABSOLUTE BLACK GRANITE BACKSPLASH WITH METALLIC PEWTER ACCENT TILES. KITCHEN FEATURES MATCHING MAPLE FINISHED ISLAND WITH ELEVATED BAR AND BREAKFAST NOOK. EXTRA HEAVY DUTY 16 GAUGE INSULATED STAINLESS STEEL SINK FEATURING HEAVY DUTY GARBAGE DISPOSAL WITH SAFETY AIR SWITCH

LAUNDRY ROOM FEATURES CORIAN COUNTER TOP AND 4" BACKSPLASH WITH INTEGRATED CORIAN SINK

UPSCALE STAINLESS STEEL APPLIANCES, MOST ARE ENERGY STAR RATED INCLUDING TRASH COMPACTOR. NATURAL GAS, COMMERCIAL TYPE STAINLESS STEEL COOKTOP. STACKED DOUBLE OVENS.

STAINLESS STEEL COMMERCIAL-STYLE COOKTOP FEATURES FIVE BURNERS, ONE EXTRA LARGE, WITH MATCHING MAPLE VENT HOOD VENTED TO OUTSIDE OF HOUSE

HIGH QUALITY SATIN NICKEL DELTA FAUCETS THROUGHOUT

EIGHT SATIN NICKEL ENERGY STAR RATED CEILING FANS, INCLUDING SPECIAL DRAGONFLY 6' FIVE-BLADE FAN WITH 10' DOWNROD IN GREAT ROOM THAT HAS 21' CEILING

BEAUTIFUL LARGE CROWN AND BASE MOULDINGS WITH SPECIAL DESIGN FEATURES

GREAT ROOM FEATURES ENERGY EFFICIENT HEAT AND GLO GAS FIREPLACE THAT BRINGS IN AIR FROM OUTSIDE PROVIDING 70% ENERGY EFFICIENCY UNLIKE CONVENTIONAL FIREPLACES WHICH COMBUST INSIDE AIR AND SENDS IT UP CHIMNEY. FIREPLACE HAS ACCENT LIGHTING AS WELL AS FLAME THROUGH THE LOGS, QUARTZ GLASS ON FIREBOX WHICH TRANSFERS HEAT TO LIVING AREA 10 TIMES FASTER THAN CONVENTIONAL FIRE GLASS.

SPECTACULAR FIRST FLOOR MASTER SUITE FEATURING TREY CEILING! MASTER BATH HAS SEPARATE HIS AND HER CLOSETS (ONE WITH WINDOW & WINDOW SEAT), CUSTOM TILE AND GLASS SHOWER, WHIRLPOOL TUB IN BAY WINDOW, DOUBLE SINK VANITY WITH FULL WIDTH MIRROR

8' NATURALLY FINISHED WOODEN FRONT DOOR OPENING INTO LOVELY FOYER FEATURING HIGH CEILING AND CHANDELIER WITH ADJACENT HOME OFFICE WITH FRENCH DOORS TO THE RIGHT. TO THE LEFT OF THE FOYER IS THE EXTRA LARGE FORMAL DINING ROOM WITH BAY WINDOW AND CHANDELIER.

CUSTOM STAIRS WITH MAPLE TREADS WITH CUSTOM MADE HANDRAIL AND RAILINGS THAT ARE WELDED IN PLACE—CODE COMPLIANT & VERY NICE CUSTOM BLACK FINISH LEADING TO COMPUTER NICHE ON LANDING

UPSTAIRS CONTAINS THREE BEDROOMS, ONE EXTRA LARGE COULD BE SECOND MASTER WITH ENSUITE BATH AND FUNCTIONAL BALCONY WITH CUSTOM POWER COATED METAL RAILING AND REAL COPPER FLOOR. TWO OTHER BEDROOMS SHARE JACK AND JILL BATH. LANDING CONNECTS TO SPECTACULAR BRIDGE OVERLOOKING GREAT ROOM AND FOYER LEADING TO LARGE MEDIA ROOM/5<sup>TH</sup> BEDROOM. ENTIRE SECOND FLOOR ALSO HAS KARASTAN CARPET AND SPECIAL PAD NOTED PRIOR.

CUSTOM MADE MAPLE SHIP'S LADDER WITH CODE COMPLIANT RAILINGS SAFE FOR CHILDREN TO 3<sup>RD</sup> FLOOR ROOM THAT COULD BE PLAYROOM, HOBBY ROOM, ETC. ACCESS TO TWO CONDITIONED STORAGE AREAS AND FULL SIZE DOOR WHICH PROVIDES ACCESS TO MORE ATTIC AND UPSTAIRS HVAC UNIT

#### LIGHTING

HOME INCLUDES VERY ENERGY EFFICIENT, ENVIRONMENTALLY FRIENDLY LIGHTING CONSISTING OF AIRTIGHT FLOURESCENT CAN LIGHTING THROUGHOUT CEILINGS IN THE HOME FEATURING A COMBINATION OF DIFFERENT COLOR TEMPERATURE FLOURESCENT BULBS WITH LONG BULB LIFE ADDING TO AMBIANCE OF HOME

XENON (VERY ENERGY EFFICIENT AND FEATURE LONG BULB LIFE) TRACK LIGHTING UNDER ALL KITCHEN AND BUTLER'S PANTRY CABINETS WITH HOME AUTOMATION DIMMING. KITCHEN AND BUTLER'S PANTRY CABINETS HAVE ADDITIONAL ROPE LIGHTING WHICH IS DIMMABLE FOR ADDITIONAL ACCENT LIGHTING IN THESE AREAS

GARAGE FEATURES UNIQUE OUTDOOR SATIN NICKEL FIXTURES THAT ARE ENERGY EFFICIENT FLOURESCENT WITH HOME AUTOMATION AND PHOTO CELL CONTROL

FRONT DOOR FIXTURE IS ALSO SATIN NICKEL AND ENERGY EFFICIENT FLOURESCENT

BACK DECK LIGHTING IS PROVIDED BY HIGH EFFICIENCY, HIGH PRESSURE SODIUM WITH HOME AUTOMATION CONTROL

EVEN THE GARAGE, CLOSETS AND THE ATTIC ACCESS LIGHTING ARE ENERGY EFFICIENT FLOURESCENT!

#### HOME WIRING AND ENTERTAINMENT INFRASTRUTURE

STUCTURED WIRING SYSTEM FEATURES EXTENSIVE COMPUTER, HOME ENTERTAINMENT WIRING AND NETWORKING. INCLUDES CATEGORY 5e AND QUAD SHIELD COAXIAL CABLING WITH DATA PORTS THROUGHOUT. EXTRA NETWORKING CAPABILITIES IN HOME OFFICE, UPSTAIRS COMPUTER NICHE AND MEDIA/5<sup>TH</sup> BEDROOM. ROUTER RESIDES IN THE EXTRA LARGE "TEC CAN" LOCATED IN THE LAUNDRY ROOM. TELEPHONE & CABLE ARE SURGE PROTECTED VIDEO IS HIGH DEFENTION. THE HOME IS PREWIRED FOR HIGH DEFINITION SATELLITE TELEVISION & WIRELESS INTERNET ACCESS.

FIRE/BURGLAR ALARM CONTROL IS HOUSED IN STUCTURED WIRING ENCLOSURE. FIRE ALARM EXCEEDS ALL CODES FEATURING ADDITIONAL VERY HIGH QUALITY SMOKE DETECTORS WITH INTEGRATED HEAT DETECTORS, CARBON MONOXIDE DETECTORS. MECHANICAL AREAS ALSO FEATURE HEAT DETECTORS WHICH ARE INTEGRATED INTO FIRE SYSTEM. IF ANY DETECTOR IN THE HOUSE IS TRIGGERED, ALL SMOKE DETECTORS THROUGHOUT HOUSE WILL SOUND FIRE ALARM. NO CHANGING EXPENSIVE, INEFFICIENT BATTERIES IN SMOKES BECAUSE FIRE SYSTEM HAS A VERY LARGE BACKUP BATTERY WHICH RUNS THE ENTIRE FIRE/BURGLAR ALARM SYSTEM IN CASE OF POWER FAILURE.

BURGLAR ALARM SYSTEM FEATURES CONTACTS ON ALL EXTERIOR DOORS, INTERIOR MOTION DETECTION; HOWEVER TWO TALKING WIRELESS KEYS INCLUDED WITH ALARM/HOME AUTOMATION. WIRELESS KEYS WILL ARM/DISARM ALARM SYSTEM, OPEN/CLOSE OVERHEAD DOORS AND CONTROL EXTERIOR LIGHTING.

DISTRIBUTED AUDIO. NUVO ACCENSIA DISTRIBUTED AUDIO SYSTEM IN MOST AREAS OF HOUSE FEATURING 8" SPEAKERS WITH ONE SPEAKER STEREO TECHNOLOGY.

HOME THEATRE/TV. GREAT ROOM HAS REAR SURROUND SOUND SPEAKERS INSTALLED AND PRE-WIRED FOR FRONT, LEFT, CENTER AND RIGHT SPEAKERS AND SUBWOOFER FOR DOLBY DIGITAL 5.1 HOME THEATRE. AREA ABOVE FIREPLACE HAS CONDUITS INSTALLED TO INSTALL ANY FLAT SCREEN TELEVISION. MASTER BEDROOM ALSO HAS CONDUITS IN SOUTH WALL FOR ANY FLAT SCREEN TV. UPSTAIRS MEDIA ROOM HAS ALL SPEAKERS INSTALLED FOR DOLBY DIGITAL 7.1 HOME THEATRE SONY HIGH DEFINITION VIDEO PROJECTOR. COUPLED WITH DOVE GREY HIGH PERFORMANCE 80" SCREEN WILL "KNOCK YOUR SOCKS OFF"

HOME AUTOMATION. INSERTION LIGHTING CONTROL SWITCHES WITH COMPUTER CONTROL CAPABILITIES INSTALLED IN SEVERAL AREAS OF THE HOME SAVES ENERGY & ADDS AMBIANCE TO THE HOME.