



## 16 Ginger Gold Way Gilford, NH

2450 Living sq. ft. / Custom Home Specifications

### • Landscaping

- Concrete Paver walkway to front porch and steps
- Well-appointed landscaped surroundings that lead you towards the front entrance
- Landscape tree up lighting
- Paved Driveway

### • Exterior Details

- Douglas Fir timber trusses
- Doug Fir Porch Post
- Gable Up lighting
- Deck post lighting
- Built in propane fire pit on deck hard plumbed into main tank
- Outdoor speakers on the deck and porch
- Cedar siding as shown on the plan
- Bark Clad accents on the gables
- Screen Porch with removable screen panels
- Marvin windows and doors
  - Double hung windows in Bronze color with matching screens
  - Upper grill pattern 6 over 1
  - Low E Argon Glazed performance glass
  - Painted interior trim



- **Exterior Doors**

- Front door Craftsman Style Douglas Fir
- Therma-Tru 6 panel doors with adjustable black sills and matching keyed hardware
- (<http://www.thermatru.com/products/entry/fiber-glass-entry-doors/ccr/index.aspx>)

- **Garage doors**

- Wayne Dalton Model 9600 Garage doors with motors, glass and keypad with wireless remotes
- ([www.republicgaragedoors.com/garage-doors/9600](http://www.republicgaragedoors.com/garage-doors/9600))

- **Decks and Porches**

- Azek PVC decking
- Timber Style Pressure Treated railings with metal spindles on the entire porch and deck
- Douglas Fir timbers for the 4 front porch post
- Front Porch ceiling in 1x6 pre stained pine v groove with (3) 6" recessed lights and outdoor ceiling fans



## • Interior Details- 3 bedrooms

- Painted 1st and 2nd floor Flat  $\frac{3}{4}$ " primed casings with  $\frac{5}{4}$ " x 6 head casings all glued, and pocket hole screwed together (So it does not pull apart in the winter dry months)
- (<http://www.bostoncedar.com/tio2/tio2.html>)
- Interior Doors craftsman 2 panel -1- $\frac{3}{8}$ " Solid Core 2 panel doors with satin nickel hardware
- Shaw Flooring –Engineered hardwood flooring in the Kitchen, Living room, Foyer, Dining room and master bedroom 2nd floor hallway and loft area.  
<https://shawfloors.com/flooring/hardwood/details/hayden-hickory-sa497/weathered-gate>
- Tile Flooring in the Master Bath and 2nd floor bath.
- Heated Master Bathroom Tile Floor
- Carpet Flooring- 2nd floor bedrooms and basement stairs
- Satin nickel hardware
- 6x6 painted craftsman knell post with metal balusters
- Stairway with Hickory wood treads and landing with matching flooring
- Real Stone veneer (Stoneyard.com) on Living room fireplace with reclaimed mantel



- **Interior Details- 3 bedrooms (cont.)**

- Sheetrock walls and smooth ceilings
- Professional epoxy garage floors
- Garage Wired for 60 AMP car charger
- Garage Cabinets, countertop, TV with 2nd fridge / freezer
- Enhanced Pre-finished Pine cathedral ceilings with timbers
- Built in window seat with custom cushion and pillows
- Custom lighting - Indoor and Outdoor Wall Sconces, dining room lights, pendants etc



## • Insulation- Bibs and Spray Foam

- Roof - R-48 Blown in Bibs
- Ceiling area flat- R-49 loose fill cellulose blow insulation with 4 mill Poly
- Ceiling area 1st floor- R-30 Loose fill cellulose blow insulation
- Basement ceiling area- IBA OC R 30 UNF Insulation
- Walls- R-27 Blown in Bibs with 1" foam Advantech Plywood
- Bedroom party walls- R-11 Kraft faced Batt insulation
- Stairs R-13 Batt unfaced insulation
- Bath party walls- R-11 Kraft faced Batt insulation
- Basement Exterior walls- R-27 blown in Bibs
- Band joist and rim joist 3" closed cell foam R-21
- Basement Framed walls 2.5" Closed cell foam
- Air infiltration – Firestop
- Air Seal- Headers, jack studs and corners
- Foam all Exterior windows and doors



## **Plumbing- Full Baths= 2. ½ Baths = 1**

Kohler fixtures in Satin Nickel

<http://www.us.kohler.com/us/>

Kitchen Sink Kohler Prolific Modular sink

Custom tile shower with Kohler shower package with diverter, handheld and main head with rain head in brushed nickel

Guest bathroom to have Kohler 1-piece shower tub unit in White with Brushed Nickel hardware and glass shower door

Private outdoor shower off the master bathroom

Comfort height two piece elongated bowl toilets with soft close toilet seats

All homeruns and manifolds for both Hot / Cold and water lines

Drilled Well With Constant Pressure Well pump system

3 Bedroom Septic Design with 1250 Foss Chambered septic tank with risers



- **Electrical**

- 200 AMP Power
- Leviton brand residential grade style in white
- Lutron Wifi Auto lighting control for exterior lighting
- Generac 22 KW full house auto stand by propane generator
- Sonos Home audio system, speakers on the exterior deck and covered porch areas.
- Kitchen & Living room ceiling speakers with individual volume control
- Master bedroom and bathroom ceiling speakers with individual volume control
- Sonos Powered Amps for full wifi sound system
- Full DVR Digital Exterior Camera system
- Underground Electrical Service



- **Heating / AC-**

- York System with 2 Stage Gas Furnace with variable speed
- HVAC- Central Air- Heating and AC - York System- 2 Stage 98 % Propane Gas furnace, 2 stage AC Condenser with Wifi Thermostat
- Garage Hot Dawg Forced hot air heater with Wifi Thermostat

- **Kitchen and Bath-**

- Custom built cabinets with inset doors & drawers
  - Door and face frames are solid wood
  - Cabinets are all 100% plywood construction (No particle board)
  - Drawer are solid wood dove-tail construction
  - Drawer slides are undermount Blum soft close
  - Door hinges are Blum soft and self closing hinges
  - Leather Granite counter tops
    - 48" Miele Range with 6 burners & Griddle double oven
    - 36" Sub Zero Built In Fridge bottom Freezer cabinet depth with panels
    - Pro handles for freezer and fridge
    - Vent a hood 1200 CFM hood cabinet style hood
    - 24" Bosch dishwasher





- **Fireplace-**

- 100% real cultured stone veneer (Stoneyard.com)
- Gas Fireplace, blower kit, sky tech thermostatic remote with sandstone brick panels. In the living room
- 65" LED Smart TV above living room fireplace built into the stone
- Sonos speaker bar