



**Estates at Creighton Farms**  
23018 Munson Place, Leesburg, VA

**Features**

<b>Exterior</b>		
Roof	EcoStar Majestic Slate	50 year
	Solid copper flashing and snow birds	
	Oversized 6" half-round gutters With round downspouts to grade and rain collection boxes.	Maintenance free
Brick	covered with latex parge coat	Maintenance free
Chimneys	4 masonry chimneys	All can be gas or wood burning with dampers and fresh air intakes.
Front door	Handmade iron and steel door.	Weather resistant (i.e. against high winds), Efficient, and Low Maintenance. <a href="http://www.clarkhallirondoors.com/technical_resource.php?Technical-Details-5">http://www.clarkhallirondoors.com/ technical_resource.php?Technical- Details-5</a>
Windows	Anderson 400 series casement	Low-E glass and vinyl-clad for no maintenance.
Exterior Doors	Windsor Solid Core, Durable Aluminum clad with 3 point locking mechanism.	Low Maintenance.
Sprinkler System		
Gas pipe for future outside kitchen		
Three hose bibs		
Wireless Lighting Controls		

<b>Garage</b>		
4 car attached	Custom cedar-clad, insulated doors with upgraded, super-quiet motors and self-locking mechanisms. 4 remote controls and exterior code pad.	
Finished and insulated	Stairs to be stained and floors to receive final coat for buyer.	
Hot and cold water hose bib		
<b>Laundry</b>		
Tile Floor	Schluter Tile System	<a href="http://www.schluter.com/schluter-us/en_US/floors">http://www.schluter.com/schluter-us/en_US/floors</a>
Maple cabinets	Full extension, soft close	
Calacatta Lincoln Countertop	Marble	Undermount stainless steel sink
<b>Kitchen Office</b>		
White Maccaubus Countertop	Quartzite	
Maple Cabinets	Full extension, soft-close	
Silver Travertine Floor	Installed on a Schluter Tile System for extra protection against cracking and shifting.	<a href="http://www.schluter.com/schluter-us/en_US/floors">http://www.schluter.com/schluter-us/en_US/floors</a>
Perlick 24" Beverage Center		
<b>Kitchen</b>		
Silver Travertine Floor	Installed on a Schluter Tile System.	<a href="http://www.schluter.com/schluter-us/en_US/floors">http://www.schluter.com/schluter-us/en_US/floors</a>
Maple inset cabinets	Full extension, soft-close	
48" Dual fuel LP Gas Top Wolf Range	6 burners with griddle.	Wall-Mount Pot Filler
30" wide tall SubZero freezer column.	Ice maker and cabinet front.	
30" wide tall SubZero Refrigerator	Water dispenser and cabinet front	
(2) 24" Asko dishwashers	10 wash cycles, 3 dish racks, turbo drying plus, 8-steel construction, 46 dB sound level, water softener	Cabinet fronts.

15" Scotsman Ice Machine	26 lb. Storage capacity, 65 lbs. Daily production capacity.	Cabinet front.
24" Wolf Microwave Drawer		
Wolf Remote Blower for hood 1500 CFM	Make up air damper	No sound of blower in kitchen.
Wolf Pro Hood Liner	Custom Cabinet Hood Cover	
Taj Mahal Countertop	Quartzite	Single-slab island w/prep sink.
33" Kohler cast iron Apron-front sink		
Pop-up electrical outlet in island		
Under-Cabinet Outlet Strips		
Wireless Lighting Controls	Recess, pendant, under-cabinet, and glass cabinet lighting	Smart technology settings for pre-programmed scene moods.
<b>Hearth Room</b>	Custom Walnut Paneling	Natural stone fireplace surround. Gas or wood burning fireplace.
<b>Family Room</b>	5" White oak flooring	Natural Stone Fireplace surround. Gas or wood burning fireplace.
<b>Salon</b>	Upgraded white oak stairs and handrails	Gas or wood burning fireplace Wireless lighting controls.
<b>Library</b>	Solid walnut custom cabinetry and paneling.	
<b>Owner's Suite</b>		
Wireless lighting controls	Control main floor and exterior lighting from bedside handheld unit.	
Morning bar	15" Perlick beverage center 24" GE Profile Microwave	17" Undermount sink
Sitting Room	Gas or wood burning fireplace	
Private Balcony	Access through bedroom and sitting room	
His and Her Closets	Custom Closet systems	
Owner's Bathroom	His and Her powder rooms	Schluter Tile floor systems
	His Shower	Body Sprays, 8" Rain Head,

		Schluter floor drain system ( <a href="http://www.schluter.com/schluter-us/en_US/Shower-System/Drains/Schluter%20AE-KERDI-LINE/p/KERDI_LINE">http://www.schluter.com/schluter-us/en_US/Shower-System/Drains/Schluter%20AE-KERDI-LINE/p/KERDI_LINE</a> )
	Her Shower	Body Sprays, 8" Rain Head, Hand held nozzle, Schluter floor drain system.
	His and her vanities	Inset maple cabinets. Lighted glass cabinets.
	Marble Counter tops	Calacatta Caldia from Italy
	Wireless lighting controls	
<b>Secondary Bedrooms</b>	Walk-in closets and ensuite baths	Natural Stone Countertops, Schluter Tile floor and shower systems. Maple cabinets.
<b>General Interior</b>		
Central Vacuum		
HVAC	3 system, 6 zone Carrier Infinity	Power Dampers with variable speed, ultra high-efficiency
	Zones 1, 2 condition basement and main level	Hybrid Propane and Heat Pump Systems
	Zone 3 conditions 2nd level	Multi-stage Inverter Heat Pump with Variable Speed Air Handler with Aux Heaters
		Wi-Fi Connectivity
2"x 6" Exterior Walls	Ceiling heights are 10' or more.	
Insulation	Blown foam and cellulose exterior walls. Foamed band boards and flat ceilings with blown cellulose on top of foam.	Soundproofing in all bathroom and bedroom walls.
Level 5 drywall		
Crown molding throughout		
Hot water recirculation pump for Owners Suite bath and kitchen	No plumbing exposed to exterior walls.	2 Sump pumps
Power-vented 90-plus high efficiency water heater.		