

7 ROSEMARY LANE, SAG HARBOR | SPEC LIST

6 Bedrooms, 1 Bonus Room, 7 Bathrooms, 2 Half Bathrooms, 6,500 Sq Ft, .52 Acres

1ST FLOOR

KITCHEN

- Dekton Laurent Stone Island
- Constantino Dekton Countertops and backsplash
- Fisher & Paykel 36" Refrigerator & 36" Freezer
- Fisher & Paykel 48" 6 range + griddle Gas Oven (2 convection ovens)
- Fisher & Paykel Warming drawer
- Fisher & Paykel Coffee Maker
- Fisher & Paykel Dishwasher (2)
- Custom American Walnut Cabinets - Illuminated under cabinet/Island lighting
- Custom Illuminated Floating Walnut Shelves
- Custom Oven Hood w/ Clay finish
- Kohler Pot filler
- Kohler Sink & Faucet (2)
- Clay Plaster Walls
- Gargbage Disposal (2)
- Fisher & Paykel Ice Maker
- Visual Comfort Double Chandeliers

FOYER/GREAT ROOM

- 20 Ft - Double Height Ceilings
- Dekton Double See-through Gas Fireplace
- Natural White Oak Flooring throughout - Custom stain
- Custom White Oak/Metal Staircase
- Visual Comfort Chandelier

LIBRARY

- Wood Panel Ceiling
- Visual Comfort Chandelier

DINING ROOM

- Clay Plaster Walls
- Wet Bar/Kohler Sink
- Fisher & Paykel Wine Fridge
- Custom Illuminated walnut shelves
- Dekton Laurent Stone Counter & Backsplash
- Visual Comfort Brass Chandelier

POWDER ROOM

- Clay Walls _____
- Hanging Kohler Toilette
- Custom Dekton Sink w/ Kohler faucet/finishes
- Illuminated backlit mirror
- Visual Comfort Lighting

OFFICE

- Custom Wood Built in Shelves + desk
- Visual Comfort Lighting

MUDROOM/LAUDRY ROOM

- LG ThinQ Washer & Dryer
- Kohler Sink
- Custom Shelves/Bench

PANTRY

- Custom Built Shelves

JUNIOR PRIMARY

- Ensuite Bathroom
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Kohler sink/toilette/digital shower-head/finishes
- Imported Italian Porcelain floors/shower
- Custom Built in closet

GARAGE

- 2 Car
- Car Port
- Private separate entrance
- Staircase to Lower Level

2ND FLOOR

PRIMARY SUITE

- Living room w/ Kohler Wet Bar
- Dekton double sided gas fireplace
- Dekton Wet bar counter and backsplash
- Custom illuminated shelves
- Fisher & Paykel Wine Fridge
- Custom Built, Walk in Closets with illuminated shelves (2)
- Glass enclosed balcony - 6' x 16'
- EnSuite Bathroom w/ toilette closet - Kohler smart toilette
- Restoration Hardware Cabinets & shelves
- Custom Dekton Countertop
- Illuminated LED Mirror
- Kohler DTV Shower Head (Digital interface)
- Kohler his & her sinks
- Dekton Floors/Tiles
- Radiant Heated floors
- Kallista Brass finishes
- Kallista Soaking Tub
- Brass Towel Warmer

GUEST BEDROOMS (3)

- Ensuite Bathroom
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet

- Imported Italian Porcelain floors/shower
- Custom Built in closet

LAUNDRY ROOM

- LG ThinQ Washing Machine (2)
- LG ThinQ Dryer (2)
- LG Dry Cleaning Closet
- Imported Italian Porcelain Counter top
- Custom Floating Shelves and Cabinets
- Kohler Sink/faucet
- Linen Closet

BONUS ROOM

- HVAC

LOWER LEVEL

FULL BAR

- Fisher & Paykel Dishwasher
- Custom Illuminated Shelves and Cabinets
- Dekton Counter top
- Fisher & Paykel Ice Maker
- Custom Clay Plaster
- Porcelain wood-like flooring throughout

WINE CELLAR

- Temperature controlled wine cellar
- Glass enclosed doors (3)

GYM

- Full Bathroom w/ Steam Shower
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain bathroom floors/shower
- Sauna
- Rubber Flooring in gym area
- Full Length Mirrored Wall
- Glass enclosed door

MOVIE THEATER

- Projector Screen
- Carpet

POWDER ROOM

- Kohler sink/toilet/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain floors

GUEST BEDROOM

- En-suite Bathroom
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain floors/shower
- Custom Closet

STORAGE CLOSET

Frigidaire Freezer

DOUBLE STAIRS (Entrance to garage & main house)

MECHANICAL CLOSET

- Transfer Switch Installed for Generator
- Separate HVAC
- Navien Water Heater
- Aquasana Water Filter
- Aprilaire Humidifier
- Central Vacuum System

BACKYARD

PATIO STONE - Cool Feel Imported Italian Porcelain Pavers

POOL - 40 x 20 Heated Gunite (Marble Dusted)

POOL HOUSE

- Wet Bar w/ Kohler sink
- Living Space
- Bathroom
- Kallista illuminated Mirror/medicine cabinet
- Kohler sink/toilette/digital shower-head/finishes
- Imported Italian Porcelain floors/shower

OUTDOOR KITCHEN

- Grill
- Kohler Sink
- Fisher & Paykel Refrigerator
- Counter Material ?

ADDITIONAL DETAILS

Emtek Doorknobs and Hinges

Lutron Smart Control Lighting System

Visual Comfort Lighting Package (Separate sheet w/ Prices, included in sale)

Marvin Ultimate Windows

10 Foot ceilings on all 3 Levels

9 Foot Doorways

Propane

New direct Town Water (85k upgrade)

Entire house Water Filtration System installed
Featuring dedicated non lead dispense drinking water faucets
Transfer Switch Installed for Generator
Sonos Speakers Throughout
2 Stairs/entrances to lower level
Shiplap Walls throughout
Smart Control Pool System
Separate pump, blower & heater for pool
Primary Bedroom has double wall with soundproof acoustic line
High Efficiency HVAC System with Separate Zones

FLOOR PLAN

FLOOR 1 - 2,290 Sq Ft
FLOOR 2 - 2,300 Sq Ft
LOWER LEVEL - 2,000 Sq Ft
GARAGE - 665 Sq Ft
POOL HOUSE - 225 Sq Ft

DEKTON STONE DESCRIPTION:

Extremely green, high end, durable & imperishable stone from Spain