

711 WESTBURY RD.
5 BEDROOMS | 4 BATHROOMS | 4,243 SQ FT



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A landmark residence inspired by Dutch West Indies architecture allows you to vacation 24/7. Within strolling distance to hotspots like Poppy's Bagels, Mezzanotte, Flywheel Sports, and Secret Chocolatier, you'll find yourself living a truly urban lifestyle. Upon entering a sense of serenity overtakes you and you immediately feel at ease. Eco-friendly white oak floors span throughout and designer fixtures gleam. Kitchen cabinet doors reveal Jenn-Air fridge/freezer panels and dual pantries, amongst a waterfall marble island with custom walnut brackets. Indoor/outdoor living is as much of a breeze as on the beach in Aruba with 2 covered porches, an outdoor fireplace, and a terrace. An owner's retreat unlike any other has a vaulted sleeping quarters, sitting room with unique overhung corner window, navy blue vanities, relaxing soaking tub, and 2 WIC's.....it's like another home! 3 secondary bedrooms and 2 mosaic tiled baths up. When compromising isn't a choice, 711 Westbury is the answer.

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FAX
 NO 704 973 0000

1401 CENTRAL AVE.
 SUITE 200-G
 CLT, NC 28205

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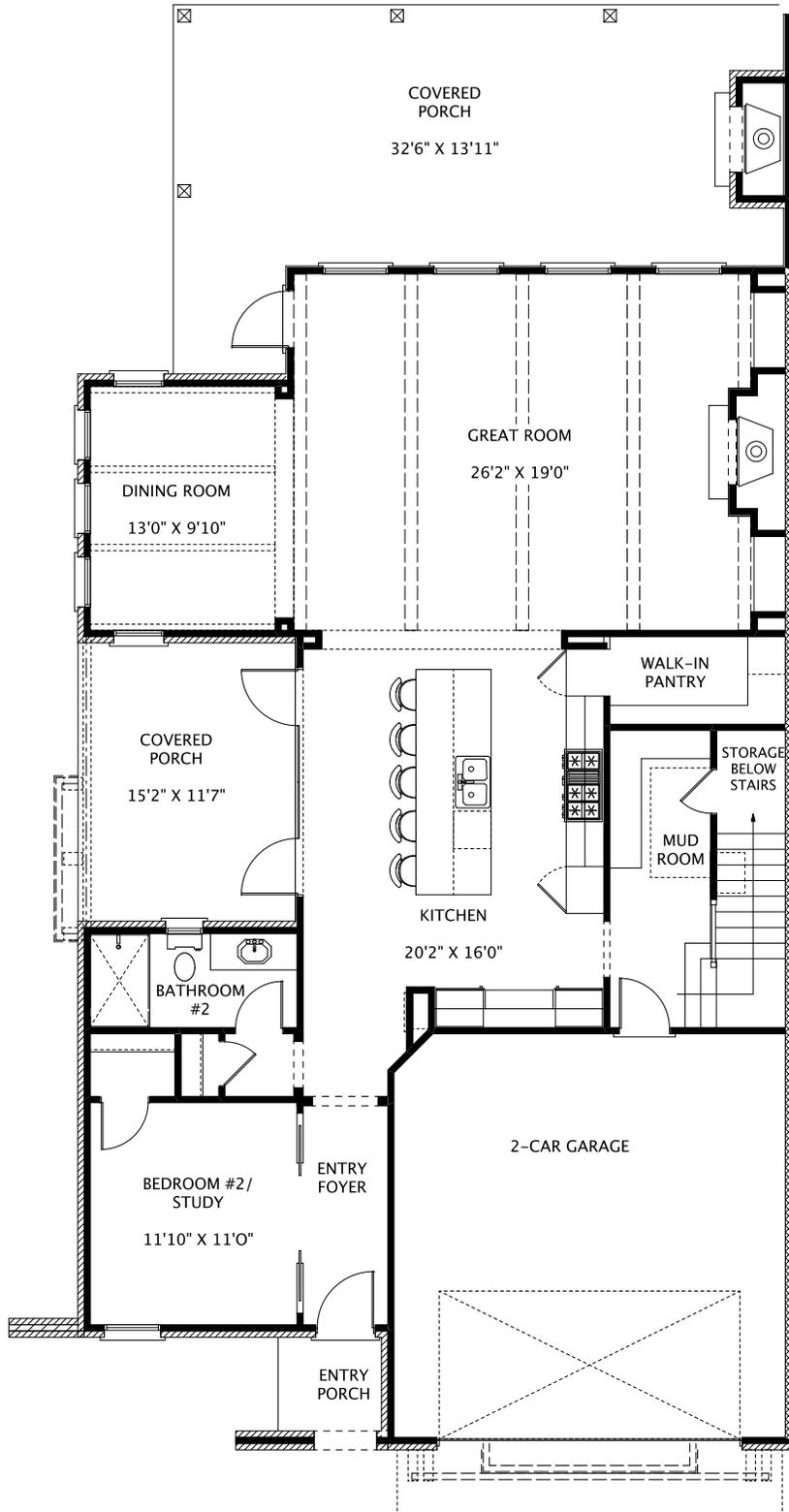


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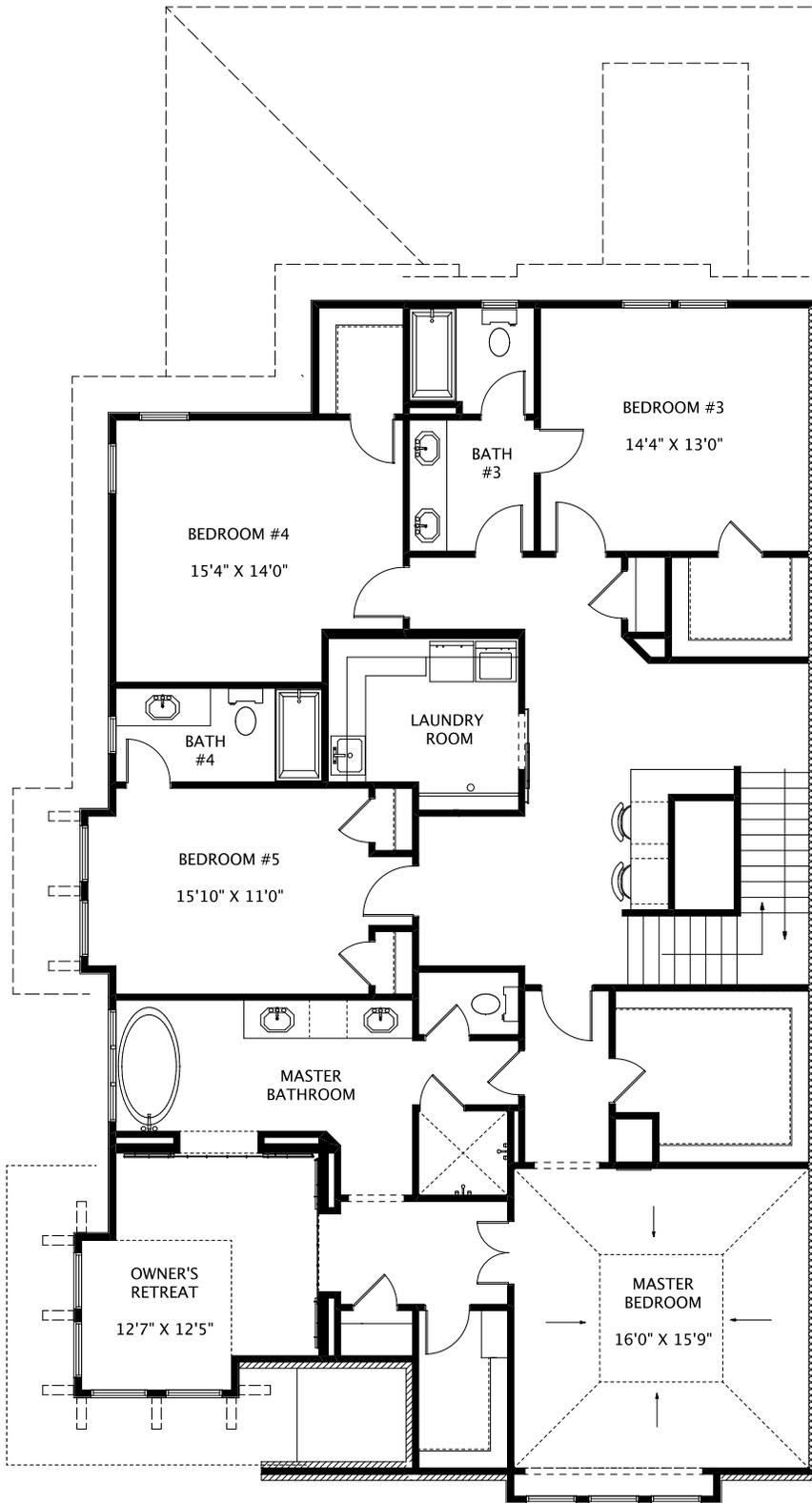
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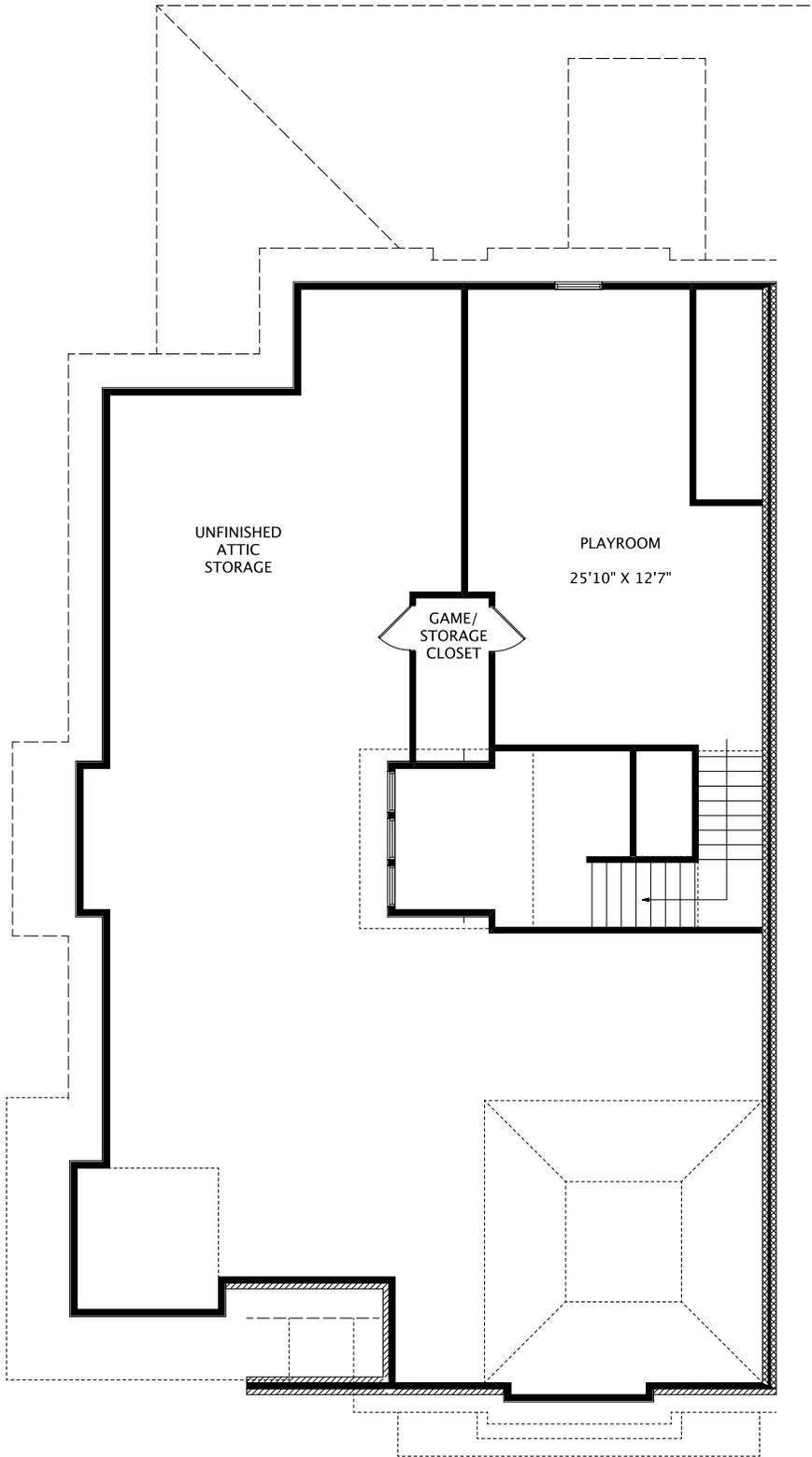
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EXTERIOR SPECIFICATIONS



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- Custom plan designed by award winning home design firm
- Brick and genuine James Hardie siding exterior
- Exposed rafter tails
- Solid fir doors (Front door + rear porch door)
- 2-car attached garage with custom cedar wood door
- Full landscape package
 - ✓ Full sodded front yard
 - ✓ Seed & Straw rear yard
 - ✓ Complete irrigation system (Front Yard)
 - ✓ Drip irrigation on all plants for automatic hassle-free watering
- Fully fenced back yard
- Covered bluestone front stoop
- Covered side porch and covered rear porch with outdoor gas fireplace
- Stained V-groove front, side, and rear porch ceilings
- \$10k in cedar details
- Standing seam metal roof accents
- 30-year architectural shingles
- 5" aluminum gutters with 4" round downspouts
- Crawl space foundation



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INTERIOR SPECIFICATIONS



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- Designer lighting, tile, and plumbing fixtures throughout.
- Trim details including:
 - Shiplap wainscoting (Foyer)
 - Cedar beams (Dining)
 - Custom wainscoting (Dining)
 - Full V-groove ceiling (Master Bedroom)
 - 10" baseboard with 5" cove crown throughout main level
 - 8" baseboard with 5" cove crown throughout upper levels
- Solid Core Masonite Logan Doors
- Site finished White Oak Floors finished in eco-friendly Rubio Monocoat finish
- Custom locally crafted cabinetry
 - ✓ Full-overlay cabinetry in kitchen, homework station, and laundry
 - ✓ Soft close doors and drawers throughout
- Jenn-Air appliance package in kitchen
 - ✓ 48" Dual fuel range w/ 6 burners and griddle
 - ✓ Built-in cabinet front fridge and freezer panels
 - ✓ Under counter microwave
 - ✓ Stainless-steel dishwasher
- Solid surface countertops throughout; marble, quartz, granite, engineered stone
- Custom hardboard shelving in all closets and pantry
- 42" Isokern gas fireplace (Living Room + Covered Porch)
 - ✓ Custom stone fireplace mantle in great room
- Lennox HVAC 14 seer equipment with gas furnace
- Tankless hot water heater
- SMART home Control4 automation
 - ✓ Control select light fixtures via hard switch, phone app, or voice control (Alexa, Google Home)
 - ✓ Customized one touch pre-configured "scenes" (ie. – Entertain, Good Morning) allow a simple way to turn on multiple lights at pre-determined brightness with the press of one button.
 - ✓ Exterior lighting is set to automatically come on at sunset and turn off at midnight. (Never come home to a dark house!)
- Full low voltage pre-wire
 - ✓ Pre-wired 5.1 Surround Sound in Great Room
 - ✓ Pre-wired for speakers in kitchen and rear porch
 - ✓ Cat6e and RG6 pre-wire for all bedrooms and TV locations
 - ✓ HDMI pre-wire to Great Room and Rear porch fireplace
 - ✓ All wiring is directed to a centralized panel.
 - ✓ Pre-wired Cat6e and RG6 to D-mark on exterior of home.

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