

## **Information Sheet – 971 Aros Road**

The ultimate designer country home set on 7.41 glorious, sunny acres with it's own stocked trout pond:

### **The House**

Recent updates include:

- Arched entrance to kitchen with structural LVL beam
- Vaulted ceilings with tongue and groove finish in living and master bedroom
- New circular windows in vault
- Opened up wall between dining room and foyer
- Expanded kitchen by removing hallway
- New white oak hardwood floors
- Painted entire house and coach house (except for the two upstairs bedrooms)
- New master ensuite bathroom with Restoration Hardware finishes, heated floors, mirrors, etc.
- New shutters, custom drapes, and remote controlled blinds
- New lighting throughout entire home including all pot lights & new lightings
- New Schaub & Company door hardware throughout entire house
- Restoration Hardware lighting throughout main floor, other lighting from Maclaren's
- New stair case
- Added coffered ceiling in dining room and wall wainscoting detail throughout house
- New heat pump and furnace

## Kitchen

- Custom cabinets from Splinters Millwork - top-of-the-line in every way including custom profile cabinetry
- Wolf and Subzero appliances (\$50,000 value)
- Quartz counters and full height backsplash (\$20,000)
- Kohler antiqued faucets
- Schaub & Company hardware
- Minka Lavery lighting

## Exterior Updates

- New wood soffits in main visual areas
- Soffit Lighting
- Solar garden lights
- Painted exterior white

## Coach house

- New lights
- New paint
- New shiplap wall trim
- Propane fireplace

## The Property

- 7.41 acres
- Large spring fed swimming pond 40' deep with new aerators
- Pond stocked with trout
- New gazebo
- New garden beds
- New paved pathway

Information believed to be correct, if important, Buyer must verify.