

June 1, 2024

A summary of 7 Chris Eliot Ct. Features in random order

True Southern Exposure (rear of the house), Warm in Winter (sunny), Cool in Summer (no sun)

Extreme privacy on the edge of the Oregon Ridge Park. A 500-ft, 8-ft tall invisible black metal fence separates the backyard from the woods.

All-wired-sensors Alarm system, No Wifi sensors for security, completely updated in 2006.

Suites: Two, (a) top of Garage with Full Bath, (b) 3rd Floor with Half-Bath, both about 1100 SqFt.

Hardwood (Oak) Floors throughout the house In addition to Marble Floors in the FM, LR, DR, Foyer.

Freshly Painted (4/2024) all exterior wooden Doors & Windows

Unlimited hot water via two top of the line tankless water heaters. The electric (Master Bedroom Suite) unit (99000 Btu) was installed on December 15th 2020 and the LP-based unit (199000 BTU) was installed on 12/2022.

Solid Custom Brick-Exterior construction with 2" x 6" studs

First level (Kitchen & Family room) all Plaster covered drywalls

A comprehensive (many outlets) Central Vacuum System

100% copper water tubing throughout the house

Cedar used in all exterior dormers

Benjamin Moore paint throughout the house

Marble floors first level foyer living room family room and dining room

professionally designed and installed well-water system filters in addition to a whole house filter and a drinking water filter

Heating and air conditioning zones with seven HVAC units,

First level newly installed oil-fired Lennox HVAC two units one for the kitchen family room area the other one for the dining room and the foyer and the living room

Newly installed master bedroom Lennox HVAC heat pump

The suite on top of the garage area has a Lennox HVAC heat pump newly installed

Professionally sealed blacktop driveway

A four-car garage well maintained door hardware newly painted walls

Third floor freshly painted Benjamin Moore throughout and brand new laminate floor professionally installed in January of 2023

First and second floor laundry

Cedar closet (second floor)

Maintenance free cement based roof with spare parts stored in the backyard shed

Custom unique hand-made stair rails from Germany

7 Working Fireplaces, 4 on the first floor two (ROUGH-INS) in the basement one LP-fired in the Master Bedroom

Wood stove, Hearthstone brand with Brazilian soapstone installed in the kitchen fireplace area in 2012

120 gallon LP tank installed outside for the kitchen and the main tankless water heater

Outside access to the basement for contractor maintenance crew (13 steps)

Inground Swimming (Salt Water) pool 40 ft x 20 ft in excellent condition refurbished in 2012

Firewood shed storage for five cords of firewood

No tall trees around the house that could present danger in high wind storms

Very large garage area 75 ft long by 60 ft wide

800 amp electrical system with four panels.

Kitchen: 2 DishWashers, 2 Electrical Ovens, Ice Maker, Instant Hot Water, Warm Drawer, Microwave Oven, KitchenAid Refrigerator.