

SPECIAL FEATURES OF 397 SOUTHBOROUGH DRIVE

General Features of the Home

- 19ft ceiling in main foyer
- 14 ft ceilings in living room & family room
- in-floor natural gas radiant heat on all 3 floors
- Air conditioning & HRV throughout
- led lighting throughout, both inside & out (including landscaping)
- multi-room sound system
- Crema Marfil marble on both the main & upper floors
- hardwood in office & on lower floor
- 100% wool carpets in all bedrooms & walk-in closets
- Kohler plumbing fixtures throughout
- skylights throughout second floor
- custom elevator to all 3 floors
- full wrought iron & glass door at main entrance

Grand Master Suite

- Schonbek chandeliers throughout
- electric fireplace with cast stone mantle
- Bianco Carrera marble throughout bathroom
- custom designed circular Jacuzzi with lighting
- fully enclosed walk-in "dressing room" with custom milled cabinets
- shower with rainfall fixture, body jets & traditional shower head

Main Kitchen

- Miele appliances throughout plus Sub-Zero fridge
- custom ordered Franke Kindred sink
- painted & hand-glazed solid wood cabinetry
- stunning cast stone mantle over range hood fan

Wok Kitchen

- Wolf stove-top range
- Sub-Zero fridge
- custom milled pantry
- custom ordered Franke Kindred sink

Family Room

- 13ft folding eclipse doors leading to outdoor covered & heated patio with fireplace
- gas fireplace & cast stone mantle
- built-in 5-speaker surround sound system

Home Theatre

- top-of-the-line 7 speaker surround sound system
- 3-D projector
- "Scan Design" theatre seating
- all walls are "sound" insulated

Wine Cellar

- temperature & humidity controlled wine cellar
- natural slate flooring
- over 1,500 bottle capacity

Covered Deck

- gas fireplace with led lighting
- imported flag stone flooring
- built in heaters in ceiling

Outdoor BBQ

- top-of-the-line "Bull" BBQ & stove top
- tiled seating area

Backyard

- heated swimming pool accented with stunning imported tiles

- separately heated Jacuzzi
- two large fire bowls
- 3 waterfalls cascading into swimming pool
- 3 bubblers at shallow end for children to play
- 4 water jets shooting into pool area from each corner