**Red And Friends, LLC.**

**8620 Ridge Road**

**Included Features**

**Interior Features**

* 5,291 sq. ft. of finished space.
* Large kitchen with island exposed to family room.
* 5 bedrooms, 4 full and 1 powder room.
* Seating and dining areas.
* Finished basement with dry bar, recreation, exercise, and game rooms.
* Fenced back and front yards with flagstone patio.
* Conveniently located private office space on first floor.
* Two-car garage with concrete driveway, including electric car charger.
* 9' ceiling height at first and second floors, 8-8” basement ceiling height.

**Kitchen**

* Gourmet kitchen specifically designed for entertaining and everyday functionality with 5’x 6’ quartz island opened to family room.
* High-end Jenn-air stainless steel appliances, including 7 feet tall by 42” wide built-in refrigerator, 36” 6-burner gas stove, separated built-in speed-microwave and electric oven, 36” Hood, dishwasher, and wine cooler.
* Omega line cabinetry in soft white color (by Bray and Scarff), with soft close door.
* Coordinated matte black hardware throughout.
* Kohler large matte black high arc pulldown kitchen faucet.
* Kohler S.S. double bowl under-mount sink with garbage disposal.
* Designer tile backsplash in kitchen and basement dry bar
* LED lighting under kitchen shelves.

**Baths**

* 204 sq. ft. owner’s bathroom with two 5 feet vanities, 70” free-standing (Signature hardware) tub, and frameless glass shower enclosure, with a separate toilette space.
* Decorative mirrors over vanities in all baths.
* Designer tile in all baths.
* Designer-selected quartz countertops in all baths.
* Designer powder room in first floor with black matte pedestal circular sink and toilette to match design concept.
* Kohler toilets in all baths.
* Kohler matte black faucets in all baths.
* Kohler matte black bath accessories in all baths.

**Finishes**

* Finished lower level with large recreation area, exercise room, game room, bedroom with a private bedroom. Optional use as a private 1-bedroom apartment.
* 3–1⁄2” windows and doors casing.
* Mudroom with built-in cubbies, shelves, and shiplap accents.
* Crown molding throughout first floor and owner’s suite
* ¾” thick oak hardwood floors throughout, except bathrooms and basement.
* 6” baseboard throughout.

**Exterior**

* Access pathway and landscaped planters cladded in brick and stone.
* Therma-Tru front entry door and back doors.
* Architecturally coordinated exterior colors; white, gray, black and navy-blue shutters.
* Cement-fiber Hardie-plank siding combined with vertical Hardie-panel siding and moldings on front gable areas.
* Roofed front porch with flagstone stoop and steps, with contemporary lighting fixtures.
* Professionally designed landscaping with flagstone patio and fenced front and back yards.
* 16’x 8’ tall double steel insulated Clopay garage door, with glass panels, battery-backup opener, and WIFI security camera.
* Double-pane black and white frames Anderson windows with contemporary horizontal grills.

**Technical Information**

* Double electric panel with 400 AMP. electrical service.
* Internet and cable TV wiring in office and owner’s suite.
* Fire sprinkler system throughout.
* Front and rear waterproof electrical outlets.
* Sealed passive radon ventilation system.
* Smoke and carbon monoxide detectors on all levels.
* Lower-level safety egress basement windows in all rooms.
* Washer and dryer hook-ups with overflow pan.
* Two-zone Carrier HVAC equipment.
* 75-gallon high efficiency, natural gas power vent hot water heater.
* Digital programmable thermostats in the first and second level.
* Dupont Tyvek house wrap.
* 25-year asphalt shingles (Moire black CertainTeed)
* Code-regulated fully insulated and sealed exterior enclosure for efficient energy consumption.