



WILLIAM MEANS

734 HIBBENS GRANT BOULEVARD

HOME IMPROVEMENTS & RENOVATIONS

OVERALL FINISH

- Australian Cypress random width flooring in kitchen, gathering (breakfast) room, pantry, powder room, sunroom, foyer/front hall, living room, dining room, stairs, primary bedroom suite, upstairs hallway (New in 2021)
- Three bedrooms with wide plank pine, sealed and refinished (2021)
- Ceiling fans in all bedrooms, living room, sunroom and gathering (breakfast) room
- Solid core doors throughout the house
- Stone and/or tile flooring in all bathrooms (excluding powder room which has Australian cypress) and laundry room
- Tongue and groove ceilings in kitchen, gathering (breakfast) room, sunroom and throughout the second floor
10' ceilings on first floor; vaulted 16-18' ceilings on second floor
- Raised panel wall finish in dining room, living room, foyer and front hall
- Layered crown molding throughout first floor, 9" baseboards
- Premium window trim and door framing throughout the house
- Front porch, steps and back stairway are all made of Ipe wood

KITCHEN/GATHERING ROOM/SUNROOM:

- Custom cabinetry with white oak interior, white oak floating shelves with LED lighting, glass and solid panel doors with Restoration Hardware pulls and knobs
- Quartz countertops
- Center island 8' x 6' with Miele 48" dual fuel range with six burners and griddle, two convection ovens, microwave and warming drawer. Retractable Miele ventilation hood mounted overhead
- Sub-Zero classic refrigerator (36" column) and classic freezer (36" column)
- Miele dishwasher
- Shaws Original double basin ceramic farmhouse

undermount sink

- Kohler touchless faucet and hot/cold filtered water faucet

DINING ROOM

- Schonbek crystal chandelier

LIVING ROOM

- Floor-to-ceiling custom built-in cabinet unit

PANTRY AND LAUNDRY ROOM

- Custom cabinets with pull out shelving and shoe storage, Restoration Hardware knobs
- Electrolux front loading washer and dryer

SECOND FLOOR

- Encompasses primary bedroom/bathroom suite, plus three bedrooms and two bathrooms (one ensuite)
- Tongue and groove vaulted ceilings throughout second floor
- Plantation shutters on all windows
- Ceiling fans in all bedrooms
- Tongue and groove wall finish and built-in window seat with custom cabinetry in one secondary bedroom
- Toto toilets
- Clawfoot tub with shower hardware in hall bath, custom cabinets

PRIMARY BEDROOM AND BATHROOM

- Sweeping vaulted ceiling with cross beams
- Double ceiling fans
- Chandelier
- Two hardwired, flush mounted speakers in bedroom, two speakers in bathroom
- Bathroom is fully tiled floor-to-ceiling
- Walk-in double shower with skylights
- Pedestal sinks
- Walk-in closet with wood drawers and shelving

FOR ADDITIONAL INFORMATION:

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GARAGE

- Spacious, fully enclosed garage accommodates parking for three SUV size vehicles with two separate garage doors
- In addition, plenty of storage space and area(s) that could be used for hobbies, indoor home gym, etc.

SYSTEMS

- Kohler whole house 20 kW generator with dedicated 500 gallon, home-owner purchased propane tank (2021)
- Windows:
 - 13 Andersen wind rated windows installed in 2017, with composite hurricane shutters
 - 23 Andersen impact rated windows installed in 2021
 - One Andersen impact rated glass door installed in 2021
- 14 hard-wired high-definition Wi-Fi enabled speakers installed in kitchen, gathering (breakfast), living, primary bedroom/bathroom and sunroom (2021)
- All new electrical wiring in kitchen, gathering (breakfast) and sunroom (2021)
- Rinnai Tankless hot water system (2021)
- Front doorbell and back stairway security cameras
- Eight-zone outdoor irrigation system with timer, Wi-Fi enabled
- Outdoor mosquito control misting system (2019)
- Two LiftMaster programmable garage doors (2019)
- Two dehumidifiers installed in garage (2021)
- Outdoor landscape lighting and back stair step lighting
- Two Lenox three ton air conditioning units with Wi-Fi enabled thermostats (2019)
- Two owner purchased underground propane tanks - 250 gallon for cooking and hot water, 500 gallon dedicated to generator (2021)
- Metal roof

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