

1358 Cordova Drive House Features

Custom Designed, Custom Built Craftsman Style Home. Built June 2020. A Rob McFarland Design/JCM Custom home Build.

Two properties totaling 4.7 acres with two deeded boat slips.

Design Features

- Completely “stick built” roofing system.
- Natural Western Red Cedar on all Roof Gables and Porch Arches
- Andersen Woodwright Low E Glass Windows and Doors with screens. Exterior 8’ doors all have 3 point latches.
- DSA Aberdeen Mahogany Double 3’ x 8’ Arched Front Entry Door with 18 Light arched Flemish glass.
- All exterior surfaces are made of either Hardie Cement Board, PVC, Natural Cedar, or Bucks County Southern LedgeStone (Cultured Stone).
- 30 Year CertainTeed Architectural shingles with Metal Black Accent eyebrows.
- Lifetime warranty on foundation moisture sealing. 10” solid poured concrete wall basement construction.
- Oversized Black commercial gutters with oversized commercial downspouts. Commercial drain with metal grates are incorporated into front yard drainage system underground to back rear of the yard.
- Rear Decking and stairs are Fiberon composite with AFCO Aluminum Metal Handrails and Balusters.
- 6’ deep front porch, long 3 step walkways made from hand cut Tennessee flagstone
- 10’ ceilings throughout lower floor. 9’ on guest suite wing. .
- 13’ 6 quadrant Ornate Coffered ceiling in Den.
- 15’ Tray ceiling in Dining.
- 12’ Stepped tray ceiling in Master
- 10” Base, 8” Crown and 6” RB3 window moldings in all rooms.
- White Mountain Hearth Vent Free Gas logs

Energy Efficiency

- Exterior walls are 2" x 6" construction with R19 Batt Wall insulation. 2' x 4" walls have R15 Batt Wall insulation
- All Exposed Basement walls and floor Rim-joists were spray foamed to prevent air infiltration.
- Bonus room over the garage is completely encapsulated and sealed with spray foam insulation. Floor to ceiling
- R50+ Blown insulation in all attic areas.
- R38 Batt Insulation between main and lower floors.
- R30 Insulation in Garage Ceiling.
- Clopay Galley Collection Intellicore R18.4 Insulated garage doors with Liftmaster WIFI openers.

Interior Features

- Schlage Camelot Accent Interior Matte Black Door Hardware throughout the house. Master Bath and Powder room are glass.
- Baldwin Brass Pocket door hardware
- Schlage Camelot Sense Oil Rubbed Bronze WIFI locks are on Front, and both Garage Entry Doors.
- All Bathroom and Bedroom Doors are Solid Wood.
- Custom Made Barn door in Media Room
- Custom made "Random Width" Hickory Wood flooring on main floor with Hickory shoe moldings.
- 4' wide custom Hickory Wood stairway to lower floor with hickory railings, oversized custom craftsman style balusters, and hickory tread shoe molding.
- Custom Oak stairs with handrail system from garage into rear entry of the main floor.
- 4' wide carpeted stairway with Hickory Handrails up to Bonus room and storage in attic.
- Built In Beam Bagless Central Vacuum

- Extensive storage space in lower level, walk-up bonus room over garage, and Walk In attic.
- Oversized closets, minimum 3 ' deep, with white wire Closet Maid mesh shelving.
- Master Suite has custom Melamine shelving, drawer and wardrobe systems.

Workshop in lower level

- Heated and cooled, LED overhead lights, dedicated circuit electric wall outlets, workbenches, and full length pegboard.

Water Supply and Plumbing

- 1'1/4" Oversized water line from Water Meter to house. 1" Main line Hot and Cold water throughout the home. 60 PSI high flow through all faucets and fixtures.
- 3 Separate RHEEM Electric WIFI water heaters:
 - Two are dedicated for Master Suite, Powder room, and lower Bath #4, located directly under Master Shower
 - One dedicated to Kitchen, Laundry, Bath 2, Bath 3 and Garage, with automatic re-circulation pump for immediate hot water on demand (timer based).
- 5 each outside Hose Bibs connected to inside water supply 60PSI at 1-2 gallons per minute.
- 2 outside connections to allow high pressure high flow. 100PSI at 15 gallons per minute
- Hydrowise fully integrated WIFI 16 zone full yard irrigation system installed.

Interior Fixtures>Showers

- Deep Basin Wash composite sinks in Garage and Laundry.
- Double Basin Deep "White House" Brand Porcelain Farm in Kitchen with stainless Steel grates
- DXV Pop Vessel Porcelain Sinks in Guest Bath and Powder

- Kohler Memoirs Series Toilets
- Kohler Memoirs 6' x 42" deep soaking whirlpool tub with remote control. Master bath.
- Oversized, fully tiled, full glass door showers. with C9 glass coatings, in the Master Bath, Bath2, and Bath3. All have wall mounted hand sprayers.

Electric and Lighting:

- Broan low noise, automatic humidity sensing exhaust fans are in every bath and powder room.
- Professional Home Theater Full Auro 3D 13 Speaker In-wall Wiring for Dolby Atmos in lower level Media Room.
- Professional Home Theater 7 Speaker In-wall Wiring for Dolby Surround in lower level Den.
- Professional Home Theater 6 Speaker In-wall Wiring for Dolby Surround in Main level Den.
- All Recessed Ceiling lights and Undercounter kitchen lights are Daylight LED's with Toggle switches to change color intensity on demand.
- All Bulbs are LED.
- Dimmers have been installed in most every room including lower level.
- Wall outlets with USB ports are strategically located for ease of access and use.
- A remote Breaker panel is in Attic for future expansion of the Bonus Room.
- Wall outlets with automatic night lights are strategically located in all areas of the house.
- All Fans are Craftmade DC Epic series (noiseless) with full remote controls and full dimming capabilities.
- Pottery Barn matching hanging globe pendant lights in Kitchen and Dining
- Lighted Colum's with GFI Outlets on both sides of driveway entrance.
- Full 360 Degree Perimeter LED Outdoor Flood Lights.
- Nest Hello WIFI Front Door camera
- ADT Wireless Full home WIFI Security system with 3 access keypads

Appliances

- Jenn Air Rise 30" WIFI Double convection professional oven
- Jenn Air Convection Built In Microwave
- Jenn Air Double Induction cooktop with LED downdraft fan
- Miele G6875 WIFI Dishwasher with Water Softener and auto-open after cycle completion.
- Samsung 26 Cu.Ft French Door Refrigerator

Cooling and Heating System

Lower floor: Heating (Dual – Fuel)

- Primary: American Standard 2 Speed Propane 96% Efficient gas furnace
- Secondary: American Standard 3 Ton 14 Seer Heat Pump

Lower floor: Cooling

- American Standard 3 Ton 14 Seer Heat Pump

Main Floor 3 Zone system:

- Zone 1: Master Suite
- Zone 2: Foyer, Den, Office, Powder, Kitchen, and Dining.
- Zone3: Guest Suite, Laundry, and entry hall.

Main Floor Heating: (Dual – Fuel)

- Primary: American Standard 2 stage 96% Efficient propane gas furnace.
- Secondary: American Standard 4 Ton 18 Seer Variable speed Heat Pump

Main Floor Cooling:

- American Standard 4 Ton 18 Seer Variable speed Heat Pump
 - Both Levels have American Standard 1050 ACULINK WIFI thermostats.
- Bonus room is pre-plumbed and prewired for Mini-Split HVAC system.

Cabinetry

- Custom made and installed by Hargenrader Cabinetry
- Drop Zone: Hickory Wood, beadboard, open lower storage, upper cubbies.
- Laundry Room: Shaker style, flush mount, vertical bead board doors and drawers fronts, deep wash sink cabinet, desk area with drawer, and matching in wall pull down Ironing board cabinet.
- Kitchen: Shaker style flush mount doors and drawers, 50" upper cabinets with 3 piece upper finish moldings, Flemish glass doors panels inserts. Lower cabinets have deep drawer storage, wire pullout baskets, double trash, and vertical sheet-pan pan/cutting board storage.
- Cutlery drawers have wood dividers. Corner cabinet has full double 36 " diameter solid wood lazy Susan.
- Island: "Earl Grey" (Color) Shaker style flush mount doors and drawers. Craftsman style oversized custom corner posts and trim with vertical beard board wrapped finishing.
- Office and Den: Shaker style flush mount doors built in 3'double door cabinets with fully adjustable shelving.
- Master Bath, Bath 3, and 4 constructed to "Counter" height (3') and depth (2').

Custom Cabinets (Not Hargenrader)

- Powder Room: Hooker Furniture bachelors chest converted to Vessel Sink vanity with touch under cabinet lighting.
- Guest Bath: Bramble Furniture Orleans Sideboard converted to Vessel sink vanity.

Marble Counter and Cabinet tops

- Laundry: Super White Calcatta swirled veined Marble
- Kitchen: Fantasy Brown Dolomite
- Den and Master Bath: Opal White Translucent Diamond speckled marble
- Bath 3 and Bath 4 Vanities: Bianco Rhino Swirled Marble

Flooring and Bathroom Tile

- All Bathroom tile was installed using Schluter Tiling Systems. Guaranteed to be floor to top of tile wall 100% waterproof.
- Dal Porada floor tile installed in Foyer, Back entry, and in all basement “walk-in” areas prior to any carpet or hardwood.
- All unused floor, bathroom, and kitchen tile, as well as grout are kept in lower level storage.