

11 HEDGEROW LANE

FEATURES LIST

GENERAL

Private mid country association with camera feed to GPD at entrance
Cul-de-sac
Underground power lines

9,062 SF
2.27 Acres
6 Bedrooms
4 Car garage
7 Full Baths
2 Half Baths
Hardwood floors throughout
Stone pillar entrance
Circular cobblestone lined driveway
Fully fenced yard
Security system
Front and back staircase with night lights
Heated pool
Exterior cameras
Irrigation
1990 gallon propane tank
48kW Automatic standby generator (Kohler)
Water filtration
Forced hot air with propane boilers
Central AC
7 HVAC zones

FIRST FLOOR

FOYER
Dual coat closets
Wainscoting
Stone floor

POWDER ROOM
Stone floor
Marble vanity

LIVING ROOM
Front to back living room with three exposures
Gas fireplace

DEN

Mahogany wood paneled
Built-ins
Gas fireplace

DINING ROOM

Wainscoting
Bay window off
Multi-tiered coffered ceiling with ornate crown molding

BUTLER'S PANTRY

Built-ins
Sink with marble counter countertop
Ice machine
Wine refrigerator (U-line)
Oven (Gaggenau)
Refrigerator (Scotsman)
Under cabinet lighting

BREAKFAST ROOM

Pantry closet
French doors to back deck

KITCHEN

Chef's kitchen with dual islands
Marble backsplash
2 Refrigerators (Subzero)
4 Freezer drawers (Subzero)
Double wall hung ovens (Wolf)
Drawer microwave (Sharp)
2 Dishwashers (Bosch)
Counter sink with built in soap dispenser and ROHL faucet
Island Sink (Elkay) with ROHL faucet
6 Burner stove (Wolf)
Pasta filler
Undercabinet lighting

FAMILY ROOM

Gas fireplace with stone tile wall
French doors to front bluestone patio

POWDER ROOM (2ND)

Onyx sink and countertop with copper faucet

BEDROOM

Walk-in closet
Full bath
Penny tile floor
Faucet and shower fixtures (ROHL)

MUDROOM

Wainscoting

Closet

Garage access

SUNROOM

Stone flooring

Cathedral ceiling with skylights

BREEZEWAY

Service entrance

Barreled ceiling

2 Two car garages (4 total bays) with garage tech wall system and closet

SECOND FLOOR

GUEST SUITE

Kitchenette with sink

Refrigerator

Closet

Full bath

LIBRARY

Cathedral ceiling

Wood paneled walls

Wet bar

Gas fireplace with marble surround

PRIMARY SUITE

Gas fireplace with marble surround

French doors to Juliet balcony

Wainscoting

2 walk-in closets

Sitting room

Linen closet

Deck

PRIMARY BATHROOM

Water closet

Soaking tub (Ultra Ban)

Marble floors and countertop

Dual vanities

Marble steam shower

Radiant heat floor

BEDROOM 1

Two closet closets

En suite

BEDROOM 2

Closet

Walk-in closet

En suite with tub

BEDROOM 3 - 2nd Primary

Walk-in closet

Marble bath

Separate shower

Double vanity

claw tub

Radiant heat floor

LAUNDRY ROOM

Granite counter

Washer and dryer (LG)

Sink

THIRD FLOOR

BONUS ROOM

LOWER LEVEL

WINE CELLAR

500 bottle storage

Wine Guardian DS050 Ducted Split System

Tasting room

Sliders to outdoor bluestone patio

GYM

Stone fireplace – wood burning

Sliders to outdoors

Rubber flooring

DINING AREA

Sliders to outdoors

FULL BAR

Marble countertop

Sink

Refrigerator

Glass shelving
Cabinet lighting

MOVIE THEATER

Tiered Seating
8 Leather club chairs
Surround sound
Ticket booth
Popcorn machine

FULL BATH

Steam Shower

LAUNDRY ROOM (2ND)

Washer and dryer (GE)
Sink

OWNER PAYS

Housekeeper twice a week
High speed internet
High speed mesh network
Wifi
Landscape
Pool opening, closing and maintenance
Water filter service
HVAC filter service
Trash
Snow removal
Security system

TENANT PAYS

Electric
Propane