

FOUNDERS BRIDGE, LOT #19, SEC. 2

Approximately 7002 SQ. FT. • \$1,490,000

FOUNDERS BRIDGE

CUSTOM BUILT BY TUCKAHOE CREEK CONSTRUCTION, INC.

PLEASE CONTACT JOHN FARRELL, 804.379.6183

GOLF. HOMES. COMMUNITY.



SPECIAL FEATURES

Exterior

Painted brick with accent of Hardiplank Cedarmill Select siding, walls are 2 x 6 framing with extra insulation, stamped concrete driveway, stamped concrete walkways, stamped concrete side porch, sodded front, side and rear yards with a private backyard, irrigation, Tyvek® house wrap, wood-raised panel shutters, Marvin Integrity SDL windows, masonry chimney, and exterior hose bibs.

Interior

Finishes include crystal knobs and oil-rubbed bronze hardware throughout home. Paint on interior includes a 12" oversized baseboard on the first floor and Adams casing and 1 x 6 baseboard with OG base cap and plinth block on the remaining floors. Central vac is also included.

Security

Security system installed with sensors on first-floor doors and windows, and structured cable throughout all major rooms.

HVAC

4-Zone Carrier system with one supply turned down into crawlspace for conditioned crawl, 4-ton 14 SEER A/C unit with natural gas heat for main living, 1.5-ton 14 SEER A/C unit with natural gas heat for master bedroom, 3-ton 14 SEER heat pump unit for upstairs, 2-ton 14 SEER heat pump unit for media room, two humidifiers, and four thermostats.

FIRST FLOOR

10 ft. ceilings

Front Porch

Stained beaded ceiling, columns, brick pavers porch floor, and two wall-mounted fixtures.

Foyer

Four-panel fir door with 3-lite sidelights and 6-lite transom, four-member crown molding, decorative painting, and select white oak hardwood flooring with 3/4" AdvanTech® OSB T&G sub-flooring.

Study

Four-member crown molding, two 10-lite glass pocket doors and one four-panel smooth skin solid core Masonite pocket door, select white oak hardwood flooring, and distributed sound speakers.

Dining Room

Four-member crown molding with two-member chair rail, four-panel smooth skin solid core Masonite door, select white oak hardwood flooring, and distributed sound speakers.

Wet Bar

Sub-Zero wine refrigerator, ice maker, and sink.

Veranda/Patio

Stained beaded ceiling, ceiling fan, stamped concrete floor, and distributed sound speakers.

Powder Room

Four-member crown molding, large hanging fixture, four-panel smooth skin solid core Masonite door, select white oak hardwood flooring, toilet, sink, and towel bar.

Living Room

Absolute Black granite hearth and surround, woodburning fireplace, four-member crown molding, select white oak hardwood flooring, and distributed sound speakers.

FIRST FLOOR CONTINUED

10 ft. ceilings

Master Bedroom

Four-member crown molding, Tray ceiling with cove lighting, select white oak hardwood flooring, two four-panel smooth skin solid core Masonite doors, picture frame molding, custom cabinetry pre-wired for flat screen TV, distributed sound speakers, closets with select white oak flooring, including a walk-in closet with four-member crown molding, and a closet system that includes multiple shelves and rods, as well as shoe and sweater boxes.

Master Bath

Four-member crown molding, 4 four-panel smooth skin solid core Masonite doors, two closets, granite vanity tops and cabinets, beaded wainscoting, towel bars, fan/light combo, two-headed shower system, ceramic tile flooring, and clawfoot tub.

Kitchen

Custom cabinetry which includes six 12" shelves in walk-in pantry, four-member crown molding, four-panel smooth skin solid core Masonite door, select white oak hardwood flooring, and distributed sound speakers. Appliances include range hood with Wolf cooktop, oven, microwave, and warming drawer; Sub-Zero refrigerator; two Fisher & Paykel dishwashers; stove faucet; and soap dispenser. Includes large breakfast room with 3-lite hanging fixture.

Mail Center

Available computer hookup with structured cable, custom cabinets, and desk with Corian top.

Hearth Room

Granite hearth and stone surround, woodburning fireplace, four-member crown molding, 2 two-panel smooth skin solid core Masonite doors, select white oak hardwood flooring, and setup for flat screen TV with distributed sound speakers.

Mud Room

Three-member crown molding, ceramic tile flooring, individual lockers with seats, audio closet, extra bathroom with four-panel smooth skin solid core Masonite door, toilet, sink, towel bar, and closet with six 12" shelves.

Laundry Room

Large room with washer and dryer hookup, 9-lite fir door, three-member crown molding, built-in cabinet with shelves, four-panel smooth skin solid core Masonite door, laundry cabinets and tops, one jetted laundry sink, drip curb with hanging rod, and ceramic tile flooring.

Garage Entrance Hall

Four-panel Masonite 20-minute fire-rated door.

Garage

Finished and painted and includes a fiberglass laundry sink, Clopay Coachman Series overhead garage door, Therma-Tru Smooth-Star® 9-lite pedestrian door, R-21 insulation in walls and R-30 in ceiling, and 3500 psi concrete flooring.

SECOND FLOOR

9 ft. ceilings

Bedroom #2

One-member crown molding, hardwood floors, large walk-in closet with multiple shelves and rods, and four-panel smooth skin solid core Masonite door.

Bath #2

Ceramic tile flooring, mirror, toilet, sink, Corian top/cast iron tub/shower, vanity tops and cabinets, towel bar, shower door, and fan/light combo.

Bedroom #3

One-member crown molding, hardwood floors, large walk-in closet with multiple shelves and rods, and four-panel smooth skin solid core Masonite door.

Upstairs Hall

Three-member crown molding, select white oak flooring, recessed lighting, and two linen closets along hallway.

Bath #3

Ceramic tile flooring, mirror, toilet, sink, Corian top/cast iron tub/shower, vanity tops and cabinets, towel bar, shower door, and fan/light combo.

Studio/Computer Room

Opens to bonus/media room and has computer hookup with structured cable.

Bonus/Media

Carpeted, surround sound system, two ceiling fans, recessed lighting, wet bar with cabinets, refrigerator, and wine rack.

Bedroom #4

One-member crown molding, hardwood floors, large walk-in closet with multiple shelves and rods, and four-panel smooth skin solid core Masonite door.

Bedroom #5

One-member crown molding, hardwood floors, large walk-in closet with multiple shelves and rods, and four-panel smooth skin solid core Masonite door.

Upstairs Laundry Room

Ceramic tile floor, cabinets, and washer and dryer hookup.

THIRD FLOOR

Exercise/Children's Room

Carpeted with full bath.

