

The Lake Placid a Frank Betz Design

4 Bedrooms and 4 ½ Bathrooms 4,900 SF

Energy Star and Healthy Built

This stunning floor plan starts outside with its expansive deck, stone façade, lap siding and extensive granite retaining walls. Enter into the foyer with its 18' ceiling that flows into the great room. The home has a bright and open floor plan with a living room, dining room, kitchen, laundry, great room and master bedroom on the first floor. Upstairs are 3 more bedrooms and a bonus room. In the lower level are the wine cellar, wet bar, mechanical room, gym, game room, office, and media room. This house was built for luxury living and entertaining.

Interior Features:

Scraped oak hardwood floors
Healthy certified carpet
Tile in bathrooms and laundry room
Oak stairs with metal balusters
Closet systems throughout
KitchenAid Commercial grade kitchen
Maple cabinetry
Granite counters throughout
Pot filler over cooktop
45" Fireplace
Lower Level: Wet bar, Game room,
Wine Cellar/Storm Room, Office,
Gym and Home Theater
Bonus Room
Rinnai tankless water heater
Kohler fixtures
Moen Faucets
Control 4 home automation package (Lighting, audio and HVAC control)
Security Camera at front door
Security lights
ADT security/fire alarm system
3-zone high efficiency Maytag HVAC system with 12 year parts & labor warranty
Energy Recovery Ventilator (brings fresh air into home)
Icynene insulation in walls and completely encasing bonus room
Blown cellulose in attic and bathroom/master bedroom sound insulation

Outside Features:

Owens Corning Cultured Stone
LP SmartSide
Mira Tec trim
Peachtree 700 Series windows
Peachtree 500 Series Doors
Briggs & Stratton backup generator
Kitchen Aid Grill and outdoor sink
Cedar deck rails and trim
Elk Cross timbers composite decking
800 SF of decking and 400 SF of patio
Landscaping
Concrete driveway