

1991 Little Salmon Way Special Features Include:

Construction Features

- 2x6 Exterior Wall Construction
- Wood Look Tile Flooring – Kitchen, Dining, Powder Bath, Mud Room & Entry
- Sheetrock Bevel Corners
- Custom Hand-Textured Walls and Ceiling
- Large Master Suite with Spacious Bath and His & Hers Walk-in Closets
- 10' Ceilings Main Floor, 20' in Great Room and 9' Ceilings Upper Level
- Utility Room with Folding Counter and Sink
- Can Lighting in all Rooms, Front Porch and Eaves
- Large Picture Frame Windows throughout with Black Out Curtains
- 8' Tall Doors
- Photo Cell on Garage Lights
- Fully Finished/Insulated Garage
- 8' Metal Insulated Garage Doors
- 2 Garage Door Openers with Keypad and Remote (wifi capable)
- 30-Year Architectural Shingles
- High-Efficiency A/C unit, Gas Furnace and Water Heater
- Gas Fireplace in Great Room (stone raised hearth and surround)
- Covered Patio in Back
- Large Cement Patio (extending almost full length back of house)
- Covered Porch in Front

Energy Savings Features

- Ply Gem Double-Pane Low-E Windows
- R-21 Insulation w/ Vapor Barrier in Walls, R-38 in Attic, R-30 in Floors and Garage
- Dual System HVAC
- 96% Efficient Gas Furnace

Kitchen & Bathroom Features

- 3CM Granite Counter Tops in Kitchen, all Baths & Office
- Custom Cabinetry with Decorative Hardware
- Slide Out Shelves on Lower Kitchen Cabinets
- Stainless Steel Thermador Appliances (double ovens, professional grade 6 burner gas cooktop, microwave & star sapphire dishwasher)
- 3' Farmhouse Kitchen Sink
- 6 Cabinets on back side of Island
- Under Cabinet Lighting
- Large Pantry with Appliance Counter and Barn Door

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- A photograph of a bedroom with a large window, a wooden bed, and a ceiling fan. The room is bright and airy, with a view of a house and trees outside. The bed has a white and red patterned coverlet and several pillows. A ceiling fan with five blades is mounted on the ceiling. The walls are a light color, and the floor is carpeted.
- Tile Backsplash in Kitchen, Laundry and Office
 - 3CM Granite Backsplash in all Bathrooms
 - Tile Floor in Master Bathroom
 - Large 6'X4' Tiled Walk-In Shower in the Master Bathroom with Double Shower Heads
 - 6' Soaker Tub in Master Bathroom
 - Double Sinks in Master Bathroom
 - Double Sinks in Hall Bathroom
 - Oval Fiberglass Tub in Guest Suite and Hall Bathroom
 - Brushed Nickel Fixtures
 - Framed Mirrors in all Bathrooms

Additional Home Features

- Christmas Light Plugs in Eaves with Switch (Front and Back)
- Rocker Electrical Switches
- Exterior Electrical Outlets
- 200 Amp Service
- Electrical Outlets in all Closets
- 20 Cat5 Lines
- 16 Coaxial Lines
- Rough-in Water Softener in Garage
- Central Vac System with Kitchen Kick Plate Dust Pan
- 3 Tone Paint
- Rod Iron and Wood Banister
- 2 Master Suites on Main Level
- 2 Offices on Main Level (one office has built-in granite desk and built in shelving)
- 1 Guest Suite on Upper Level

Exterior Features

- Gas BBQ Stub
- Fully Fenced Backyard with Professional Landscaping
- Wifi Sprinkler Controller
- Ceiling Fans in all Bedrooms
- Sprinkling System is hooked up to Irrigation Water