



Williamson  
Victorian Lake Front Estate  
Specifications

# Main House- 4100 sq. ft. Built in 1887 – completely renovated in 2004

## Structure

- Lifetime 24 gage standing seam roof.
- Low maintenance Cement Fiber siding
- New Anderson perma-shield low E glass windows
- All floor joists have been replaced with Silent Floor truss system.
- Walls R- 21 , Ceilings R- 50
- Interior sound deadening in all walls

## Trim

- Elaborate crown molding throughout the house
- All doors are solid raised panel doors
- All moldings have been custom made to match the original trim.
- All bedrooms have built-in cabinets to house televisions
- Brazilian Cherry floors throughout, except where specified otherwise
- Heavy Glass shower enclosures in all 3 full baths

## Porches

- 1800 square foot of covered columned porches.
- All columns and balustrades built with low maintenance materials
- Replica wood floors with state of the art extended wear finish
- Furnished with Teak furnishings

## Mechanics of house

- All new plumbing and electric installed to meet commercial standards
- Security system
- Central vacuum
- Newtone speaker system throughout
- Ethernet access in every room

## Hardware

- Pushbutton light switches to replicate original
- All door hinges and knobs are reproduction hardware
- All heat register covers and cold air return covers are 1800 reproductions

## Kitchen

- GE Monogram commercial appliances
- Slate countertops
- Slate backsplash with Victorian design hand etched into surface

- Custom cabinets hand crafted in Tiger Maple with rare Crotch Mahogany panels.
- Period reproduction Tin Ceiling
- Walk in pantry
- Additional prep sink
- Custom built kitchen table with 6 chairs that completes window seating.

## Dining Room

- Murano glass Chandelier and wall sconces
- Dining Room table, extends to 140", matching buffet and china hutch
- Gas fireplace replicating period coal burner with marble mantle
- Custom Curtains created with Imported Raw Silk
- Textured walls
- Oriental carpet

## Mud Room Entrance

- Tumbled Marble floor
- 2 Large coat closets with laminate closet shelving units

## Foyer- Lake Side

- Italian Marble floor
- Built in lighted display cases
- Grand staircase leading to second floor

## Living Room

- Large ornate fireplace with original andirons and cooking pot arm
- Stickley furniture including sofa chairs and tables
- Oriental carpet
- All art except roses and living room scene.

## Master Bedroom

- Plaster appliquéd ceiling
- Built in window seat
- Stickley canopy bed

## Master Bath

- Italian Marble floor
- Claw foot tub with air jets
- Double sinks

## 4 - 2<sup>nd</sup> Floor Bedrooms

- Furnished
- Tin ceilings or Tin accents in each

## Rec-Room

- Furnished with Oriental carpet, sofa and large plasma television

## 2 – 2<sup>nd</sup> Floor Full Baths

- 1 – Shower and Tub with view of Lake
- 2 - Shower and double sink

## Other Features

- 20' x 40' In ground heated Pool overlooking Lake
- 2 acres of Original Apple Orchard – note: produces Rome Apples
- Extensive gardens some original plantings

# Out Buildings:

## Carriage House

- 3 car extra-deep garage with additional car entrance on the side.
- Lifetime metal standing seam roof
- Cement Fiber siding, insect and fire retardant.
- Heated with propane furnace
- Insulated using 3" of urethane spray foam covered with fire resistant flame spread covering.
  - R-21 walls
  - R-50 ceilings

## Ice House

- Original out building. Presently set up for use as a dog kennel and storage.

## Barn- Original structure built in 1887

- 1800 sq. ft of living space, plus loft storage space
- Artist studio
- Bedroom
- Full kitchen
- Full bathroom
- Exercise room
- Pottery studio
- Office
- Storage loft
- Dry basement level suitable for any type of storage
- Entire barn is insulated. Spray urethane in basement; upper level has insulation valued at R-21 in walls and R-40 in ceiling.
- Central air
- Vermont casting iron burning stove
- Central vacuum
- Security system
- Cable TV
- Ethernet throughout
- Lifetime 24 gage standing seam siding and roof.

## Gazebo- At lake front

- New deck built in 07 features built in seating
- New windows in 07