
G R E Y S O N

A New Residence at 810 South Stough Hinsdale, Illinois 60521

Specifications

General:

Living Floor Area Space: 4,650 square feet

Garage Floor Area Space: 400 square feet

Total Living & Garage Floor Area Space: 5,050 square feet

Lot Size: 65 x 131.8

Lot Area: 8,567 square feet

Lot Coverage: 2,177.5 square feet

Exterior Features:

1. House design in a traditional Nantucket fieldstone and cedar shake style
2. Matching (2) car garage with stained 16 foot double wide wood door, multiple openers and exterior keypad.
3. Front gables in custom matched fieldstone blend.
4. Front Façade with book matched shutters.
5. Covered columnar front porch with fieldstone surfaced floor.
6. Covered driveway side porch and steps with fieldstone surfaced floor
7. Covered rear porch to patio with fieldstone surfaced floor.
8. (2) fieldstone chimneys, (3) fireplaces, with decorative clay stacks and protective rain caps.
9. Upgraded heavy cedar shake roof with copper flashing
10. (3) Large oversized exterior light wells in rear and side of the house for dramatic lighting in basement. All light wells surrounded in decorative wrought iron railings protected with powder coated finish, complete with escape ladder and gate. Windows in lower level light wells to match windows in upper levels.
11. Architectural grills in insulated glass exterior clad windows with screens
12. Upgraded 2 ¼" thick by 42" wide and 8'0" tall American walnut front entry door complete with beveled divided light glass panels and natural aged rifts in distressed walnut, fitted with full mortised lockset.
13. Matching gutters and oversized downspouts.
14. Upgraded brick paver driveway, all walkways and rear patio.
15. Complete landscaping package and sprinkler system.
16. Large rear yard remains for family enjoyment.

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Interior

General Features:

1. Finished Basement, 1st, 2nd and 3rd Floors.
 - (10) First floor rooms
 - (9) Second floor rooms.
 - (5) Basement level rooms.
 - (4) Second floor bedrooms,
 - (4 ½) Baths – 1st floor powder room, (1) lower level private full bath, 2nd floor with two full hallway bathrooms and one master bath suite.
2. (3) fireplaces are provided.
 - The basement fireplace is arched in fieldstone and capped off with custom made oversized distressed stained hardwood mantle.
 - The 1st floor fireplace boasts a distressed stain and glaze hardwood upper and lower mantle. The upper mantle is a custom design which may be closed to hide or opened to reveal an optional 55" plasma TV. The lower mantle has (3) cabinetry spaces which includes a built-in Sony sound system.
 - A distressed stain and glaze hardwood mantle is in the study.
3. Commercial style appliances - Viking, Sub-Zero, Bosch.
4. A Sony 5.1 Dolby Digital DVD/CD home theater system in the family room has multiple ceiling speakers.
5. All cabinetry is of Amish make and quality.
 - The kitchen cabinetry is in a combination high-end distressed stain and glaze maple and applications of antique ivory paint and glaze finished maple.
 - The Butler's Pantry, Breakfast Room, Family Room and Study fireplaces are high-end distressed stain and glaze maple.
 - All Bath vanities alternate between high-end distressed stain and glaze maple and applications of antique ivory paint and glaze finished maple. The Master Bath Suite is an application of antique ivory paint and glaze finished maple.
 - Antique paint and glaze maple mudroom cabinetry with solid bead board backing.
 - Utility room antique paint and glaze maple cabinetry with front loading washer and dryer on pedestals with drawers.
6. All kitchen cabinetry has upgraded granite countertops with Greyson's standard ogee edges.
7. Custom designed center foyer beverage, entertainment bar style butler's pantry with seeded glass display panels, Sub-Zero refrigerator and bar sink.
8. High efficiency mechanicals
 - (2) High efficiency zoned heating and cooling systems with oversized humidifiers
 - (2) High efficiency hot water heaters
9. 3 ½" oak hardwood flooring on the 1st, 2nd and 3rd floors.
10. All doors, window, base, crown, wainscoting, coiffure beam, column hardwood trim mouldings are as follows

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- Designer crown cove mouldings on all floors where applicable, multi-piece crown application on the 1st floor and basement.
 - Designer 7 ¼” base mouldings on the 1st floor & basement, 5 ¼” on the 2nd and 3rd floors, all with ¾” base shoe on hardwood and tile surfaces.
 - Designer decorative multi-piece door and window pediments.
 - Designer 3 ½” casing on all doors and windows.
 - All windows have a multi-piece sill and apron application
 - Family Room & Study with multi-piece crown and coiffured beam ceilings
 - Solid core four panel 1 ¾” doors on all floors, upgrade from standard 1 3/8” thickness doors.
 - Custom made columns are provided for a dramatic entrance into the living room from the front and center foyers and the dining room.
11. Upgraded silver patina lever handle door hardware with decorative backplates.
 12. Sound insulation in all interior wall cavities on the first and second floors.
 13. Second floor electrical distribution panel servicing.
 14. 9 foot basement, 9 foot first floor, 8 to 12 foot second floor and 9 foot third floor ceilings and walls.
 15. Full finish basement with isolated guest bedroom and separate bathroom
 16. Second floor with dramatic volume ceilings.
 17. Continuous hardwood staircase, oversized handrails and newel posts with wrought iron balusters.
 18. Dramatic arched & columned openings throughout the 1st floor.
 19. Central vacuum, security system; telephone, cable and data wiring complete with lower level low voltage structured distribution panel.
 20. Custom finish furniture style bath vanities with upgraded ogee edged granite countertops and Designer Kohler fixtures.

Additional Detailed Specifications

Features Room by Room:

Kitchen and Breakfast Area

1. 3 ½” plank oak hardwood floors.
2. Distressed maple stain and glaze custom design cabinetry with oversize upper frieze and crown mouldings and seeded glass in all display cabinets.
3. Multi person island seating area in maple antique paint and glaze cabinetry to match interior trim.
4. Distressed maple stain and glaze custom design arched hutch with oversized upper frieze and crown mouldings and seeded glass displays.
5. Commercial style appliances - Viking, Sub-zero, Bosch, etc.
6. 3cm, (1 ¼”), Granite countertops with upgraded ogee edge detail.
7. Natural stone backsplash with metal accent inserts.
8. Arched top window

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9. Designer island pendant lights and breakfast area light fixtures.
10. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.

Family Room

1. 3 ½" plank oak hardwood floors.
2. Custom multi-piece coiffured beam ceiling.
3. A furniture-finish stain and glaze custom maple upper and lower mantle. The upper mantle is a handcrafted custom design which may close to hide or open to reveal an optional 55" plasma TV. The lower mantle has (2) cabinetry spaces for the included built-in Sony sound system and other sound and video equipment.
4. Custom selected marble surround and flush hearth with log lighter
5. A Sony 5.1 Dolby Digital DVD/CD home theater system is provided with multiple ceiling speakers.
6. Directional overhead low voltage halogen lighting to illuminate Designer mantle.
7. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.

Powder Room:

1. 3 ½" plank oak hardwood floors.
2. Free standing maple furniture style vanity in antique ivory paint and glaze finish.
3. A beveled mirror is inset into a full maple wood surround with an upper crown pediment sized for a period dated light fixture.
4. 3cm, (1 ¼"), Granite countertops with upgraded ogee edge detail.
5. Upgraded Kohler Designer plumbing fixtures
6. Upgraded Designer bath hardware.
7. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, doors with multi-piece hardwood decorative pediments.
8. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Pantry and Mudroom with Large Double Coat Lockers

1. 3 ½" plank oak hardwood floors.
2. Large maple seating area, coat hooks and lockers in antique paint and glaze finish
3. Full pantry with solid shelving.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
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Center Foyer Butlers Pantry / Entertaining & Beverage Center

1. 3 ½" plank oak hardwood floors.
2. Distressed maple stain and glaze custom design arched furniture style butlers pantry with refrigerator, bar sink and faucet with oversized upper frieze and crown mouldings and seeded glass displays, undercounter and display case lighting.
3. Directional overhead low voltage halogen lighting to illuminate Designer cabinetry and wall pictures.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
5. Upgraded silver patina lever handle door hardware with decorative backplates.

Dining Room:

1. 3 ½" plank oak hardwood floors.
2. Period dated Designer light fixture.
3. Period dated wall sconces
4. Directional overhead low voltage halogen lighting to illuminate optional hutches.
5. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
6. Designer chair rail and wainscoting.

Living Room

1. 3 ½" plank oak hardwood floors
2. Custom made columns for dramatic entrance from the front and middle foyers and dining room.
3. Directional overhead low voltage halogen lighting to illuminate wall spaces.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases.

Study

1. 3 ½" plank oak hardwood floors
2. Custom multi-piece coiffured beam ceiling.
3. Directional overhead low voltage halogen lighting to illuminate wall spaces.
4. Distressed stain and glaze hardwood mantle with marble surround and hearth.
5. Dual sliding pocket French doors for dramatic entry into study.
6. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.

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First Floor Middle and Front Foyer

1. 3 ½" plank oak hardwood floors
2. Oversized period dated hardwood hand rails and newel posts with upgraded wrought iron balusters.
3. Custom oversized and distressed American walnut front door
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 3 ½" door casing, non-arched windows and doors with multi-piece hardwood decorative pediments.
5. Upgraded silver patina lever handle door hardware with decorative backplates.

Second Floor

Master Bedroom

1. Dramatic volume soffit and tray ceiling.
2. 3 ½" plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Designer crown moulding, 5 ¼" base with ¾" shoe, 1 ¾" solid four panel doors with oversized 3 ½" door casing, oversized 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Master Bath

1. Upgraded Designer bath hardware.
2. Designer marble bath floors/ shower
3. Upgraded Designer Kohler "Memoirs" fixtures in upgraded brushed nickel finish
4. Rain Shower head with an additional hand held shower head.
5. Granite free standing shower seat to match tile and countertops.
6. Maple antique ivory paint and glaze vanity with side hutches to match interior trim.
7. Maple antique ivory paint and glaze wood beveled mirror surrounds with oversized upper crowned pediment for Designer light fixtures.
8. 3cm, (1 ¼"), Granite countertops with ogee edge detail.
9. Decorative free-standing roll top claw foot cast iron bathtub with adjacent brushed nickel water and drain risers and cradle faucet.
10. Designer crown moulding, 5 ¼" base with ¾" shoe, 1 ¾" solid four panel doors with oversized 3 ½" door casing, oversized 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
11. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

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Master His & Hers Closets

1. Dramatic volume ceilings.
2. 3 ½” plank oak hardwood floors.
3. Designer crown moulding, 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
4. Upgraded stain and glazed closet cabinetry style shelving and hanging spaces. Dressing area cabinetry with drawers and upper mirror.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Front West Bedroom

1. Dramatic volume ceiling
2. 3 1/2” plank oak hardwood floors.
3. Walk in closet with rods and shelving.
4. Lighted Designer ceiling fan.
5. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

West Adjacent Hallway Bathroom

1. Designer bath floor tile with floor mat and metal tiles inserts
2. Custom Designed matching tile tub / shower with built-in shower caddy and designer picture framed metal tiles
3. Upgraded Designer Kohler “Devonshire” fixtures in brushed nickel.
4. Maple antique paint and glaze free standing furniture style vanity.
5. Maple antique paint and glaze mirror surrounds with oversized upper crowned pediment for Designer light fixtures.
6. Upgraded Designer bath hardware.
7. Granite countertops with ogee edge detail
8. Private tub/shower with adjacent brushed nickel water and drain fixtures
9. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
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Front Middle Bedroom

1. Dramatic volume ceiling
2. 3 1/2" plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Walk in closet with rods and shelving.
5. Designer crown moulding, oversized 5 1/4" base with 3/4" shoe, 1 3/4" solid four panel doors with oversized 3 1/2" door casing, oversized 3 1/2" window casing with upgraded stool and apron bases, non-arched windows and doors with multi-piece hardwood decorative pediments.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Front East Bedroom

1. Ceiling with oversize crown mouldings.
2. 3 1/2" plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Multiple closets with rods and shelving.
5. Designer crown moulding, oversized 5 1/4" base with 3/4" shoe, 1 3/4" solid four panel doors with oversized 3 1/2" door casing, oversized 3 1/2" window casing with upgraded stool and apron bases.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

East Adjacent Hallway Bathroom

1. Designer bath floor tile with floor mat and metal tiles inserts
2. Custom Designed matching tile tub / shower with built-in shower caddy and designer picture framed metal tiles
3. Upgraded Designer Kohler "Devonshire" fixtures in brushed nickel.
4. Maple antique paint and glaze free standing furniture style vanity.
5. Maple antique paint and glaze mirror surrounds with oversized upper crowned pediment for Designer light fixtures.
6. Upgraded Designer bath hardware.
7. Granite countertops with ogee edge detail
8. Private tub/shower with adjacent brushed nickel water and drain fixtures
9. Designer crown moulding, oversized 5 1/4" base with 3/4" shoe, 1 3/4" solid four panel doors with oversized 3 1/2" door casing, oversized 3 1/2" window casing with upgraded stool and apron bases, windows and doors with multi-piece hardwood decorative pediments.
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Laundry Room/Utility Room

1. Quarried Slate tile flooring
2. Front load and elevated washer and dryer units with lower pedestal storage units
3. Maple antique paint and glaze cabinetry with 3cm, (1 ¼”), granite countertops.
4. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, windows and doors with multi-piece hardwood decorative pediments.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Second Floor Foyer

1. Oversized period dated hardwood hand rails and newel posts with upgraded wrought iron balusters.
2. 3 1/2” plank oak hardwood floors.
3. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors with multi-piece hardwood decorative pediments.
4. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Basement – Game Room & Media Room

1. Full finished basement with oversized windows in (3) concrete light wells that are surrounded in a decorative wrought iron hand rails protected in a bronze powder coated finish and filled with rounded matching river rock
2. Wall-to-wall carpeting
3. Raised fieldstone faced fireplace with an oversized distressed stained hardwood mantle and gas log lighter.
4. Oversized period dated hardwood hand rails and newel posts with wrought iron balusters to match 1st and 2nd floor staircases.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.
6. Designer crown moulding, oversized 7 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors with multi-piece hardwood decorative pediments.

Basement Private Bedroom

1. Ceiling with oversize crown mouldings.
2. Custom carpeted floors.
3. Lighted Designer ceiling fan.
4. Closets with rods and shelving.
5. Designer crown moulding, oversized 7 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors with multi-piece hardwood decorative pediments.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

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Basement Private Bathroom

1. Designer quarried slate tile bath floor and tub/shower surrounds complete with adjacent ledge detail.
2. Upgraded Designer Kohler “Devonshire” fixtures in brushed nickel.
3. Maple antique paint and glaze free standing furniture style vanity.
4. Maple antique paint and glaze mirror surround with oversized upper crowned pediment for Designer light fixtures.
5. 3cm, (1 ¼”), granite countertops with upgraded ogee edge detail.
6. Upgraded designer bath hardware.
7. Designer two piece crown moulding, oversized 7 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, doors with multi-piece hardwood decorative pediments.
8. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Basement Storage Room(s)

1. High efficiency furnace with attached humidifier and high efficiency A/C unit.
2. (2) high efficiency water heaters.

Third Floor – Open Area

1. 3 1/2” plank oak hardwood floors
2. Multiple skylight windows
3. Oversized period dated hand rails and hardwood newel posts with upgraded wrought iron balusters.
4. Oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, and doors with multi-piece hardwood decorative pediments.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Third Floor Storage Room

1. High efficiency furnace with attached humidifier and high efficiency A/C unit .

Garage - Detached

1. 16’ stained wood garage doors complete with multiple openers and exterior keypad.
2. Upgraded silver patina lever handle door hardware with decorative backplates.