

4 Lambros Drive, Monroe, New York

Interior:

Front Entry:

- Closet to the right has Keg Refrigerator in the rear section, for the Wet Bar.
- Closet also has shelf and hangar bar for visitor coats.
- New ceramic tile floor.
- Retro look cast iron radiators, (throughout entire house).

Dining Room:

- Vaulted ceilings, hand toweled ceiling textures.
- Handmade one of a kind Finished Red Oak Archways with Touch Lighting, (touch the hinges).
- Archway Cabinets, which open from both sides, have hand made one of a kind stained glass panels.
- Full wall shelving enough for any collection.
- Hardwood floors, room enough for a full sized dining table and china cabinet.
- Room wired for cable, hardwire internet, and hardwire telephone.

Kitchen:

- New Kitchen Island, counters cabinets and appliances.
- Targeted Refrigeration... All Sub-Zero top of the Line.
 - 7 freezer/refrigerator spaces.
 - 4 are freezers with 2 icemakers, 3 are refrigerators.
 - “Targeted” means drawers on one side of island for day-to-day drinks and snacks and ice cubes. (Great for keeping the kids out from under Mom’s feet). On the other side of the island... freezer spaces (another icemaker), crisper spaces and the full upright refrigerator. All in the best “targeted” locations for a busy cooking time kitchen.
- New sink new plumbing, plenty of lighting.
- New high quality Bosch Stainless Steel front dishwasher to match the Range.
- New professional grade dual utility, (gas and electric, a bakers dream), Wolf Range with Range top grilling and dual range stove top burners.
- Bunn Coffee Maker with water supply connected. Just push the button and in less than a minute... a full pot of coffee.
- Full size cabinets with “lazy Susan’s” in corner cabinets upper and lower.
- Enough kitchen storage space for any family.
- Hardwood floors, room enough for a full kitchen table and more.
- Room wired for cable, hardwire internet, and hardwire telephone.
- Kitchen Sound System wired into main surround sound area. Can be switched on/off independently.

Wassell House Monroe New York

Interior:

Formal Courtyard/Kitchen Entry:

- New door leading out to Formal Bluestone Courtyard with Ceramic Tile Entry new 2010.
- Mud Room for coats and boots.
- Open space for additional desk area or more counters and cabinets if desired.
- Provides separate entry to guest quarters/bathroom area...
- Provides "Kitty Door" for separation of all things "kitten" from the living space. (No odors or mess).
- Provides entry to walk in Pantry/ Laundry.

Walk In Pantry/Laundry:

- Newer high end Bosch Front Loading Commercial Grade Washer & Dryer.
- Enough Shelf Space for storage of a lot utensils and foods.
- Re-configurable shelving units can be set up to provide a laundry table space.
- Room for household cleaning equipment.
- Has built in laundry/utility sink to keep the messy washdowns away from the kitchen.
- Space for kitty litter box and food dishes to keep them out of the main living space.

Guest Quarters Bedroom:

- Allows virtually separate living space and privacy from the main living space.
- Allows share kitchen area if desired.
- Full and lighted closet space.
- Nice sized bedroom space.
- Room wired for cable, hardwire internet, and hardwire telephone.

Guest Quarters Bathroom:

- New bathroom fixtures.
- New exhaust fan, ceiling, and wall lighting.
- New Ceramic Tile Floor.
- New plumbing and electrical.
- Retro look cast iron radiators, (throughout entire house).

Wassell House Monroe New York

Interior:

Wet Bar Entertainment Area:

- Vaulted ceilings, hand toweled ceiling textures.
- Hand made one of a kind Finished Red Oak Archway over the bar and leading to Great Room again with Touch Lighting, (touch the hinges).
- Archway Cabinets, which open from both sides, have hand made one of a kind stained glass panels.
- Full wall shelving and ceiling glass racks enough for any bar collection.
- Italian Tile Floor for easy cleaning of any spills.
- Wet Sink for cleaning of glasses and supplies.
- Under bar storage and wine bottle rack.
- Built in Draft Beer Keg Unit with piped in drain system.
- Built in Bottle Refrigerator with small freezer section.
- Brass Rail foot rests and knee room bar design with comfortable angle Red Oak Elbow Rail.
- Designed to comfortably fit the bar stools and guests.
- Bar top section swings and locks upward to provide more bar space.
- Hardwood floors to avoid spill damage.

Great Room Family Area:

- Spacious and large enough to split into several smaller areas, such as a reading area, office space, entertainment space, and comfortable relaxation by the indoor/outdoor fireplace.
- Reading Area for quiet enjoyment.
- Hand toweled coarse texture custom ceilings.
- All new carpeting throughout.
- East/West window placement provides good natural lighting for plants with great cross ventilation for fresh air enthusiasts.
- Allows multiple room layout changes from several directions.
- Bose Surround Sound System Built In with speaker controls for outside and house interiors speakers.
- Localized air conditioning built into the walls for living and sleeping spaces.
- Heatilator Firebox built into fireplace provides heat to interior spaces.
- Room wired for cable, hardwire internet, and hardwire telephone.

Wassell House Monroe New York

Interior:

Rear Connecting Hallway/Rear In-Formal Courtyard Entry:

- Connects the Jack and Jill bedrooms to the main part of the house.
- New designer glazed heavy insulated exterior door.
- Provides an additional safe egress to the rear courtyard area.
- Provides access to the guest bathroom.
- Provides access to the Master Bedroom.
- Has an additional closet for storage of linens or a game closet.

Front Bedroom:

- Spacious bedroom.
- One average size lighted walk in closet.
- One larger lighted walk in closet with space for extra storage shelves.
- New carpeting throughout.
- Entry to one side of the Jack n Jill bathroom.
- Room with a view to the park like front yard.
- Localized air conditioning built into the wall for sleeping spaces.
- Room wired for cable, hardwire internet, and hardwire telephone.

Middle Bedroom:

- Comfortable bedroom secure in the center of the house.
- One lighted closet.
- New carpeting throughout.
- Entry to one side of the Jack n Jill bathroom.
- Room has a large double Anderson Thermal pane window.
- Localized air conditioning built into the wall for sleeping spaces.
- Room wired for cable, hardwire internet, and hardwire telephone.

Jack n Jill Bathroom:

- All new bathroom fixtures.
- New bathroom structural and walls replaced down to footers.
- New exhaust fan, ceiling, and wall lighting.
- New ceramic tile floor.
- New separate zone, floor hot water heating built into tile floor.
- New Grohe or high end shower fixtures with multiple head “all body” shower system.
- New safety temperature shower water controls.
- New plumbing and electrical.
- Separate linen closet.
- New 2010 fog proof heavy frameless glass shower door.

Wassell House Monroe New York

Interior:

Guest Bathroom:

- All new bathroom fixtures.
- New bathroom structural and walls replaced down to footers.
- Vaulted ceiling and track lighting.
- New Anderson Thermal Pane window.
- New automatic on/off exhaust fan and ceiling lighting.
- New ceramic tile floor.
- New separate zone, floor hot water heating built into tile floor.
- New plumbing and electrical.
- Separate linen closet in hallway.

Master Bedroom:

- Spacious bedroom.
- One good size lighted walk in closet with extra storage shelves.
- Two average size lighted standard closets.
- New carpeting throughout.
- Entry to the master bathroom.
- Two Anderson Thermal Pane exterior windows.
- Localized air conditioning built into the wall for sleeping spaces.
- Room wired for cable, hardwire internet, and hardwire telephone.
- Two Retro look cast iron radiators.

Wassell House Monroe New York

Interior:

Master Bathroom:

- Divided area bathroom separating bath area from sink area.
- All new bathroom fixtures.
- New bathroom structural and walls replaced down to footers.
- Vaulted ceiling and track lighting.
- New Anderson Thermal Pane three-section bow window.
- New automatic on/off exhaust fan and ceiling lighting with automatic night light.
- New ceiling forced air spot heater for toweling off area.
- New heated ceramic tile floor.
- New separate zone, floor hot water heating built into tile floor from furnace room.
- New plumbing and electrical.
- Separate linen closet in bathroom.
- New Grohe high-end shower and bath fixtures.
- New safety temperature shower/bath tub water controls.
- New Bane Ultra 550 gallon heated air jet shower/bath tub with automated controls.
- New Ceramic tile washdown walls and area around air jet shower/bath tub.
- New double wide, double sink lavatory with giant custom made beveled mirror framed by ceramic tile to match tub/shower area.
- Five towel, towel heater located next to air jet tub/shower.
- Under lavatory storage area.
- Make up shelf along rear wall.
- Full-length door mirror on the back of the door.

Other Notable Points:

- Full house and main garage security system.
- Fully insulated walls, ceilings, and floors.
- Vapor barriers installed in all crawl spaces.
- Also, set up for wireless intranet and internet throughout.
- Anderson Thermal pane windows throughout house and part of the garage.
- Full house mold remediation completed.
- Full house long-term mold protection applied.
- Three Full size Fiber Optic Cables to carry HD high speed, high bandwidth capability to the house.
- AutoCAD Drawings depicting layout of the house, grounds and utilities.