



1501 McCOLLUM DRIVE  
AMENITIES LIST

GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT
- 50.28 ACRES
- BUILT IN 1998
- 12,000 SQUARE FEET
- 5 BEDROOMS
- 6 FULL BATHROOMS, 1 HALF BATHROOM
- GATED ENTRANCE WITH KEYPAD AND INTERCOM SYSTEM
- SECURITY SYSTEM WITH SURVEILLANCE
- NUTONE INTERCOM SYSTEM THROUGHOUT
- MUSIC AND SOUND SYSTEM THROUGHOUT HOUSE AND OUTSIDE AREAS
- MULTIPLE GARAGES FOR 6 CARS
- PORTE-COCHERE AND CIRCLE DRIVE
- "OLD VIRGINIA" BRICK EXTERIOR WITH CAST STONE ACCENTS
- 50-YEAR LAMARITE SLATE ROOF
- LOW-E MARVIN WOOD WINDOWS
- TWO SETS OF STAIRS (FORMAL AND BACK)
- 4 INDOOR FIREPLACES
- 2 LAUNDRY ROOMS
- 4 GAS HOT WATER HEATERS
- 8 A/C UNITS
- WHOLE HOUSE GENERATOR
- WORKSHOP
- IRRIGATION SYSTEM PUMPED FROM POND
- HEATED SALT-WATER POOL AND SPA
- LARGE FEATURE FOUNTAIN IN FRONT OF HOUSE
- 2.5 ACRE STOCKED POND WITH DOCK AND GAZEBO
- WELL ON PROPERTY PROVIDING UNLIMITED WATER SUPPLY

## MAIN LEVEL

### GRAND FOYER:

- 21.8x18.2
- DOUBLE WOOD FRONT DOORS LEAD TO A DRAMATIC FOYER
- LIMESTONE FLOORS WITH MARBLE CORNER CLIPS
- SOARING CEILINGS WITH VIEWS OF CATWALK ABOVE
- CURVED STAIRCASE (CARPETED) WITH IRON SPINDLES
- MULTI-TIERED CHANDELIER
- FLANKED BY STUDY AND FORMAL DINING ROOM

### STUDY/LIBRARY:

- 15x15.8
- HAND SCRAPED HARDWOOD FLOORS
- BARREL VAULT CEILING
- FLOOR-TO-CEILING STAINED, PANELED WALLS
- SINGLE BRICKED WALL
- STAINED BUILT-IN DESK WITH LARGE BOOKSHELVES
- PLANTATION SHUTTERS
- CEILING FAN AND RECESSED LIGHTING
- SOLID TWIN DOORS LEAD TO FOYER

### FORMAL LIVING ROOM:

- 19.8x20.20 BORDERED BY THREE 16" COLUMNS
- SPLAY 23.4 FOOT CEILING WITH VIEW OF CATWALK UPSTAIRS
- BRICK FIREPLACE AND FLANKED BY 2 BUILT-IN BOOKCASES
- CARPET FLOORING
- FLOOR OUTLETS
- RECESSED LIGHTING
- HUGE WINDOWS OVERLOOKING THE BACKYARD AND POOL AREAS
- LARGE STORAGE AREA UNDER THE STAIRS

### POWDER BATHROOM:

- CUSTOM PAPERED AND FAUX PAINTED/MARBLED WALLS
- LIMESTONE FLOORS WITH MARBLE CORNER CLIPS
- VANITY WITH GRANITE COUNTER-TOP AND UNDER-MOUNT SINK

- 3-BULB VANITY LIGHT ABOVE DECORATIVE MIRROR

#### FORMAL DINING ROOM:

- 20.2x19.4
- LIMESTONE FLOORS WITH MARBLE CORNER CLIPS
- 3 LARGE WINDOWS
- CRYSTAL SCHONBEK LIGHTING
- CROWN MOLDING
- CHAIR RAIL WITH WALL FRAME DETAIL BELOW
- CUSTOM FAUX PAINTED/MARBLED WALLS
- BUILT-IN BACKLIT CABINET WITH GLASS SHELVES IN LARGE FRAME
- 5.5x1139 GRANITE TOP DINING TABLE (TO CONVEY)
- EYEBROW OPENING TO FOYER
- ACCESS THROUGH SOLID TWIN DOORS TO LARGE BUTLER'S PANTRY

#### BUTLER'S PANTRY:

- LIMESTONE FLOORS WITH MARBLE CORNER CLIPS
- LARGE SERVING AREAS WITH "BROWN PEARL" GRANITE COUNTERTOPS
- STAINED CABINETRY WITH BUILT-IN WINE RACK
- ACCESS THROUGH SOLID TWIN DOORS TO LARGE FORMAL DINING ROOM

#### KITCHEN:

- 21x19.3
- CUSTOM SOLID WOOD STAINED CABINETRY WITH FLUTED MOLDING DETAIL
- UNBELIEVABLE AMOUNT OF "VIOLETTA" GRANITE COUNTER SPACE
- LARGE "VIOLETTA" GRANITE ISLAND WITH UNDER-MOUNT STAINLESS SINK
- LARGE DOUBLE UNDER-MOUNT STAINLESS STEEL KITCHEN SINKS
- THERMADOR PROFESSIONAL GAS RANGE
- 2 BOSCH DISHWASHERS
- DUEL SUBZERO REFRIGERATOR AND FREEZER
- THERMADOR CONVECTION DOUBLE OVENS
- GE MICROWAVE
- HAND SCRAPED HARDWOOD FLOORS
- STAINED COFFERED CEILINGS
- STAINED CROWN MOLDING
- RECESSED LIGHTING

- LARGE WALK-IN PANTRY

#### BREAKFAST AREA:

- 24x18.8
- HAND SCRAPED HARDWOOD FLOORS
- STAINED COFFERED CEILING
- STAINED CHAIR-RAIL WITH PANEL MOLDING BELOW
- RECESSED LIGHTING
- EYE BROWED OPENINGS INTO FAMILY ROOM
- BAY WINDOW WITH VIEWS OVERLOOKING THE BACKYARD AND POOL AREAS
- BUILT IN DESK
- GLASS FRENCH DOORS LEAD TO COVERED VERANDA

#### LAUNDRY ROOM:

- 16.20x10.4
- TILE FLOORING
- SOLID WOOD CABINETRY WITH TILE COUNTERTOPS
- ISLAND WITH TILE COUNTER TOP AND UNDER-COUNTER STORAGE
- DOOR ACCESS TO PORTE-COCHERE
- HANGING ROD
- SINK
- DRIP AREA
- SPACE FOR ADDITIONAL REFRIGERATOR

#### FAMILY ROOM:

- 25.20x25
- 3 EYE BROWED OPENINGS SUPPORTED BY 2 COLUMNS
- OPEN TO KITCHEN AND BREAKFAST AREA
- CARPET FLOORING
- FIREPLACE WITH BRICK SURROUND
- BUILT-IN MEDIA CENTER
- STAINED BEAMS LINE THE OCTAGON CEILING
- WALL OF WINDOWS OVERLOOKING POOL AREA
- FLOOR OUTLETS
- CEILING FAN AND RECESSED LIGHTING
- BACK STAIRCASE TO UPSTAIRS (CARPETED)

- GLASS FRENCH DOORS LEAD TO COVERED VERANDA

#### GAME ROOM:

- 30.2x19
- CARPET FLOORING
- TRAY CEILING
- CEILING FAN AND RECESSED LIGHTING
- RICHLY STAINED FLOOR-TO-CEILING PANELED WALLS
- LARGE BAY WINDOW AND 8 LARGE ADDITIONAL WINDOWS
- WET BAR WITH KITCHENAID ICEMAKER, LARGE WINE REFRIGERATOR, MINI-FRIDGE, STAINED CABINETRY WITH BUILT-IN WINE RACK, AND TILE FLOORS

#### CABANA:

- EASY ACCESS TO OUTDOOR POOL AREA
- TILE FLOORING
- FULLY TILED SHOWER WITH FRAMELESS GLASS DOOR
- SINGLE SINK VANITY WITH TILE COUNTERTOP

#### MEDIA ROOM:

- 20.2x22.6
- SOLID WOOD DOUBLE DOORS
- 8 FT. MOVIE SCREEN SURROUNDED BY RICHLY STAINED CUSTOM CABINETRY
- SONY QUALIA HIGH DEFINITION PROJECTOR
- KALEIDOSCAPE BLU-RAY DVD/MOVIE PLAYER
- MULT-LEVEL SEATING
- FIBER OPTIC LIGHTING AND RECESSED LIGHTING
- BARREL VAULT CEILING
- HAND PAINTED CUSTOM “SKY” CEILING AND “NIGHT” (WITH SHOOTING STAR) CEILING EFFECTS WITH 4 MOOD SETTINGS
- CARPET FLOORING

#### GUEST SUITE #1:

- 16.2x16.2
- LARGE WINDOWS WITH VIEWS OF BACKYARD AREA
- CARPET FLOORING
- CEILING FAN AND RECESSED LIGHTING
- FULL BATHROOM WITH SINGLE SINK VANITY AND SHOWER

- WALK-IN CLOSET

#### MASTER SUITE:

- 18.2x17.8 WITH 14x13.4 SITTING AREA
- DOUBLE SOLID WOOD DOORS LEAD TO MASTER SUITE AND A 12.6x6.2 FORMAL ENTRY AREA INTO MASTER BEDROOM WITH FRENCH DOORS LEADING TO VERANDA
- CARPET FLOORING
- CUSTOM BLINDS
- CEILING FAN AND RECESSED LIGHTING
- TRAY CEILING WITH CROWN MOLDING DETAIL
- CURVED SITTING AREA WITH 10 WINDOWS FILLED WITH NATURAL LIGHT AND FIREPLACE WITH BEAUTIFUL MARBLE SURROUND

#### MASTER BATHROOM:

- 28.40x16.20
- CATHEDRAL CEILING
- FIREPLACE WITH MARBLE SURROUND
- 7x9.2 MARBLE TILE WALK-IN SHOWER WITH 2 GLASS BLOCK WINDOWS
- 7.8x7.8 GLASS TILED STEAM SHOWER WITH CUSTOM ROPE LIGHTING AND 2 STEAMIST UNITS
- OVERSIZED JACUZZI WHIRLPOOL JETTED TUB WITH MARBLE SURROUND, BUILT-IN STORAGE AREA, 2 COLUMNS, AND GLASS BLOCK WINDOW
- “HER” VANITY WITH UNDER-MOUNT SINK, MARBLE COUNTERTOP, AND STAINED CABINETS ALONG WITH LARGE “MAKE-UP” AREA.
- “HIS” VANITY WITH UNDER-MOUNT SINK, MARBLE COUNTERTOP, AND STAINED CABINETS
- CHANDELIER ABOVE JACUZZI TUB, RECESSED LIGHTING
- 16.40x25.50 MASTER CLOSET WITH SEVERAL BUILT-INS, THREE-SIDED MIRROR, AND CARPET FLOORING

#### CRAFT ROOM:

- 15.6x15.20
- LOCATED OFF OF MASTER BATHROOM
- LARGE GRANITE-TOP WORK AREA WITH ABUNDANT STORAGE BELOW
- BUILT-INS
- 7 WINDOWS WITH CUSTOM BLINDS AND BEAUTIFUL WOODED VIEWS

- CARPET FLOORING
- RECESSED LIGHTING

#### EXERCISE ROOM:

- 4 CEILING FANS AND FLORESCENT LIGHTING
- ABUNDANCE OF WINDOWS WITH AMAZING VIEWS OF THE PROPERTY GROUNDS
- MOST CYBEX EXERCISE EQUIPMENT TO CONVEY
- ACCESS TO OUTDOOR PATIO AREA WITH BEAUTIFUL PERGOLA

### SECOND LEVEL OF HOME

#### GUEST SUITE 2:

- 16.8x15.2
- SPLAY CEILING FROM 9-13 FEET HIGH
- CARPET FLOORING
- LOFT AREA WITH LADDER ACCESS
- BUILT-IN CORNER BOOKCASE
- WINDOW SEAT
- CEILING FAN AND RECESSED LIGHTING
- CUSTOM HAND PAINTED SKY CEILING WITH GLOW IN-THE-DARK STARS
- PRIVATE BATHROOM WITH TUB/SHOWER COMBO, SINGLE SINK VANITY, AND TILE FLOORS
- WALK-IN CLOSET WITH AUTOMATIC LIGHT AND BUILT-INS

#### GUEST SUITE 3:

- 20.20x17.20
- SPLAY CEILING FROM 9-13 FEET
- CARPET FLOORING
- CEILING FAN AND RECESSED LIGHTING
- BUILT-IN DESK
- WINDOW SEAT WITH STORAGE BELOW
- PRIVATE BATHROOM WITH TUB/SHOWER COMBO, SINGLE SINK VANITY, AND TILE FLOORS
- WALK-IN CLOSET WITH AUTOMATIC LIGHT AND BUILT-INS

#### GUEST SUITE 4:

- 15.8x15.2
- SPLAY CEILING FROM 9-13 FEET
- CARPET FLOORING
- BUILT-IN DESK
- WINDOW SEAT WITH STORAGE BELOW
- CEILING FAN AND RECESSED LIGHTING
- CUSTOM HAND PAINTED SKY CEILING WITH GLOW IN-THE-DARK STARS
- PRIVATE BATHROOM WITH TUB/SHOWER COMBO, SINGLE SINK VANITY, AND TILE FLOORS
- WALK-IN CLOSET WITH AUTOMATIC LIGHT AND BUILT-INS

#### GAME ROOM:

- 18.2x20.8
- TRAY CEILING
- CARPET FLOORING
- BAR AREA WITH SINK AND TILE COUNTERTOP
- 7 WINDOWS WITH AMAZING VIEWS OF BACKYARD AND POOL AREA
- CEILING FAN AND RECESSED LIGHTING

#### GARAGE AREAS:

- 28.8x13.20 HEATED AND COOLED WORKSHOP
- 3 CAR GARAGE WITH INDIVIDUAL GARAGE DOORS (53.91x36.50)
- 2 CAR GARAGE (29.10x25.1) WITH INDIVIDUAL GARAGE DOORS
- 1 CAR GARAGE WITH SMALL STORAGE ROOM IN THE BACK
- 10x20 INDOOR/OUTDOOR CHAIN LINK DOG RUN



## EXTERIOR AREAS OF HOME

### COVERED VERANDA:

- LIMESTONE PATIO
- BUILT-IN GAS GRILL
- SOUND SYSTEM
- SUPPORTED BY 4 CAST STONE COLUMNS

### POOL AREA:

- GUNITE, HEATED, SALT WATER POOL
- AUTO FILL AND OVERFILL DRAIN
- 9 FEET DEEP
- DIVING BOARD
- TUBE SLIDE WITH ROCK SURROUND
- LARGE ROCK FOUNTAIN
- SPA WITH 2 FOUNTAINS POURING INTO POOL
- TEXTURED CONCRETE PATIO WITH BRICK INLAY

### POND:

- 2.5 ACRE POND
- GAZEBO WITH DOCK
- 15 HP DECORATIVE FOUNTAIN WITH LIGHTS
- 23 FEET DEEP
- STOCKED WITH BASS, CATFISH, PERCH, AND CARP

### ADDITIONAL OUTDOOR FEATURES:

- PERGOLA WITH MATURE GROWTH AND SWING
- GREENHOUSE
- TREE HOUSE

