



## 19 NOTTINGHAM LANE AMENITIES LIST

### GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT
  - CENTRAL PARK ELEMENTARY
  - BRIGHT MIDDLE SCHOOL
  - WASHINGTON JR. HIGH
  - BENTONVILLE HIGH SCHOOL
- 0.49 ACRE
- BUILT IN 2006
- 5,569 SQUARE FEET
- 5 BEDROOMS
- 4 FULL BATHROOMS, 1 HALF BATHROOM
- 3 CAR GARAGE, THIRD STALL EXTRA DEEP
- INTELLILIVING SMART HOME TECHNOLOGY
- SECURITY SYSTEM
- SOUND SYSTEM THROUGHOUT (AS WELL OUTDOORS)
- CENTRAL VACUUM
- 2 STAIRCASES
- CAT-5 WIRING THROUGHOUT HOME
- SOLID WOOD DOORS THROUGHOUT HOME
- TORNADO SHELTER CLOSET-WITH STEEL REINFORCED WALLS
- 3 A/C UNITS AND 3 CENTRAL GAS SYSTEM
- PROFESSIONALLY LANDSCAPED YARD
- WEATHER SHIELD WINDOWS
- BACKYARD WROUGHT IRON FENCING

## MAIN LEVEL OF HOME

### ENTRY FOYER:

- 13.1 x 8.9
- DOUBLE WOOD AND GLASS DOORS WITH ARCHED WINDOW
- DRAMATIC TWO-STORY ENTRY WITH MOTORIZED CHANDELIER
- HARDWOOD FLOORING
- IRON & WOOD STAIRCASE
- LARGE ENTRY CLOSET WITH ADDITIONAL SPACE TO STORE ALL HOME AUDIO COMPONENTS

### FORMAL DINING ROOM:

- 13.1 x 11.10
- HARDWOOD FLOORING
- CHANDELIER 3 PENDANT LIGHTING
- RECESSED LIGHTING
- DETAILED CROWN MOLDING WITH HIGH PANELED WAINSCOTING

### KITCHEN

- 12.11 x 17.2
- BREAKFAST ROOM 14 x 10
- HARDWOOD FLOORING
- WOVEN SHADES
- KITCHENAID "ARCHITECT SERIES" 8 BURNER GAS RANGE & DOUBLE OVENS
- KITCHENAID "ARCHITECT SERIES" BUILT IN MICROWAVE
- KITCHENAID "ARCHITECT SERIES" WARMING DRAWER WITH SEPARATE BUFFET COMPONENTS
- 2 KITCHENAID "ARCHITECT SERIES" DISHWASHERS
- 2 BASIN UNDER MOUNT SINK WITH PULLOUT FAUCET
- WALK-IN PANTRY WITH AUTOMATIC LIGHT
- GRANITE COUNTERTOPS WITH TUMBLED SLATE TILE BACKSPLASH

- ANTIQUE GLAZED CUSTOM SOLID WOOD CABINETS WITH DETAILED ROPE TRIM
- OPENS TO FAMILY ROOM WITH ACCESS TO LARGE COVERED PATIO AREA
- LARGE ISLAND WITH GRANITE COUNTERTOPS, PLUS LARGE EAT AT BAR AREA

#### FAMILY ROOM:

- 22 x 17
- CARPET FLOORING
- RECESSED LIGHTING
- WOVEN SHADES
- STONE FIREPLACE SURROUND WITH GAS LOGS
- SECOND STAIRCASE
- EXTENSIVE CROWN MOLDING

#### FORMAL LIBRARY:

- 13.1 x 11.10
- HARDWOOD FLOORING
- FRENCH DOUBLE DOORS
- BEAUTIFUL COFFERED CEILING
- BUILT-IN'S ON TWO WALLS WITH CABINETS & SHELVING
- PLANTATION SHUTTERS
- CAT-5 WIRING THROUGHOUT
- DETAILED CROWN MOLDING
- PERFECT AS A MUSIC ROOM OR STUDY
- LARGE PALLADIUM WINDOWS
- CUSTOM DRAPERY TREATMENT

#### POWDER BATH:

- CUSTOM STAINED CABINETS AND GRANITE COUNTERTOPS
- TILE FLOORING

#### LAUNDRY

- 9.6 x 6.5
- TILE FLOORING
- CUSTOM CABINETS
- AMPLE COUNTERTOP SPACE FOR FOLDING
- WINDOW WITH WOODEN BLINDS
- SINK AND TWO DRYING RACKS

#### MUDROOM:

- HARDWOOD FLOORING
- FOUR CUSTOM CABINET LOCKERS, EACH WITH CUBBY CABINETS, SHELVING, AND BENCH FOR STORAGE.
- CONVENIENTLY LOCATED BY GARAGE ENTRANCE
- ADDITIONAL "FRIENDS ENTRY" LOCATED IN HALLWAY

#### 2ND STUDY:

- 10.11 x 10
- HARDWOOD FLOORING
- FRENCH DOORS
- LARGE WINDOW WITH CUSTOM BLINDS
- ALSO WOULD MAKE A GREAT SITTING ROOM, MUSIC ROOM, OR CRAFT ROOM

#### MASTER BEDROOM SUITE

- 16.1 x 20.1
- HARDWOOD FLOORING
- CUSTOM WOODEN BLINDS
- DOUBLE TRAY CEILING WITH EXTENSIVE MOLDINGS
- RECESSED LIGHTING AND CEILING FAN
- HUGE MASTER CLOSET WITH BUILT IN SHELVING AND AUTOMATIC LIGHTING

### MASTER BATH

- 13.7 x 13.6
- WHIRLPOOL TUB WITH SLATE TILE SURROUND
- TILE FLOORING
- DOUBLE ENTRY, WALK-IN STEAM SHOWER WITH SEAMLESS GLASS
- “HIS” VANITY, CORIAN COUNTERTOPS AND KOHLER SINK
- “HER” VANITY, CORIAN COUNTERTOPS AND KOHLER SINK, PLUS ADDITIONAL VANITY AREA

### GUEST BEDROOM 2:

- 10.22 x 13.6
- CARPET FLOORING
- WALK-IN CLOSET
- LARGE WINDOW WITH WOOD BLINDS, LOOKS OUT OVER LANDSCAPED BACKYARD
- CEILING FAN
- RECESSED LIGHTING
- PRIVATE FULL BATHROOM (12’5” x 6”) CROWN MOLDING, WALK IN SHOWER AND CUSTOM CABINETRY.
- LINEN CLOSET

## UPPER LEVEL OF HOME

### GUEST BEDROOM 3:

- 19.10 x 10.5
- HARDWOOD FLOORING
- RECESSED LIGHTING AND CEILING FAN
- CUSTOM HUNTER DOUGLAS ROOM DARKENING SHADES
- JACK-N-JILL BATH WITH TUB/SHOWER COMBINATION
- CROWN MOLDING
- HUGE WALK IN CLOSET

- DRAPES DO NOT CONVEY

#### GUEST BEDROOM 4:

- 13.7 x 12.5
- HARDWOOD FLOORING
- WOODEN BLINDS
- LARGE WALK IN CLOSET
- RECESSED LIGHTING AND CEILING FAN
- JACK-N-JILL BATHROOM WITH TUB/SHOWER COMBO AND WOOD CABINETS

#### GUEST BEDROOM 5:

- 13 x 12.7
- HARDWOOD FLOORING
- WOOD BLINDS
- LARGE WALK IN CLOSET WITH SHELVING PLUS HUGE ADDITIONAL STORAGE SPACE WITH “SECRET” ACCESS TO GAME ROOM.
- CEILING FAN
- PRIVATE BATHROOM WITH TILE FLOORINGS, TUB/SHOWER COMBO AND WOOD CABINETS

#### GAME ROOM:

- 27.4 x 12.4
- CARPET FLOORING
- WOOD BLINDS AND 2 ALCOVES
- SURROUND SOUND
- EXTRA STORAGE CLOSET
- ACCESS TO BATHROOM IN BEDROOM #5
- RECESSED LIGHTING
- SURROUND SOUND

THEATER ROOM:

- 15.3 x 21.11
- CARPET FLOORING (NEW)
- ALL MEDIA COMPONENTS AND THEATER SCREEN CONVEYS
- SURROUND SOUND
- PERFECT BAR/REFRESHMENT AREA WITH GRANITE COUNTERTOPS AND SINK
- ANTIQUE GLAZED CABINETRY
- TWO KITCHENAID “ARCHITECT SERIES” REFRIGERATOR DRAWERS

UPSTAIRS HALLWAY CONTAINS ANTIQUE GLAZED BUILT IN BOOKCASES WITH A HIDDEN DOOR THAT OPENS TO A VERY LARGE PRIVATE ROOM WITH TONS OF BUILT IN SHELVING. PERFECT FOR A CRAFT ROOM AND WRAPPING STATION WITH ADDITIONAL SPACE FOR SEASONAL STORAGE. COUNTLESS POSSIBILITIES!!

AGENCY DISCLOSURE: PORTFOLIO LUXURY REAL ESTATE IS THE AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED ON THIS INFORMATION SHEET. ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM

SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, NO WARRANTY OR GUARANTEE IS MADE AS TO THE ACCURACY OF THE INFORMATION.