



2204 HARVARD WALK AMENITY LIST

GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT:
 - RE BAKER ELEMENTARY/SUGAR CREEK ELEMENTARY SCHOOL
 - OLD HIGH MIDDLE SCHOOL
 - LINCOLN JR HIGH
 - BENTONVILLE HIGH SCHOOL
- .56 ACRE ESTATE LOT
- 7,161 SQUARE FEET
- 6 BEDROOMS
- 5 FULL BATHROOMS, 2 HALF BATHROOMS
- 4 CAR SIDE LOAD GARAGE WITH EPOXIED FINISHED FLOORING AND SINK
- PROMINENT NEIGHBORHOOD
- “SMART” HOME SYSTEM (AUDIO, LIGHTING, HVAC, SECURITY, ETC.)
- 3 LEVEL HOME WITH WALK-OUT BASEMENT AND EXTRA STORAGE
- KEYLESS ENTRY
- 2 INDOOR GAS LOG FIREPLACES
- PLANTATION SHUTTERS THROUGHOUT
- 5 HVAC UNITS
- CENTRAL VAC
- CHEF’S KITCHEN
- BUILT-IN STAINLESS STEEL SUB-ZERO REFRIGERATOR
- PROFESSIONAL STAINLESS STEEL APPLIANCES
- CLIMATE CONTROLLED SEASONAL STORAGE ROOM
- CUSTOM CHERRY CABINETRY, TRIM AND MOLDING THROUGHOUT
- HOME SECURITY SYSTEM
- WHOLE HOUSE AUDIO
- EXTERIOR COVERED VERANDA, FLAGSTONE TERRACE, AND 2 PATIO AREAS
- IRRIGATION AND LANDSCAPE LIGHTING
- PROFESSIONALLY LANDSCAPED EXTERIOR

MAIN LEVEL OF HOME

GRAND FOYER:

- OPEN TO GRAND STAIRCASE, STUDY AND DINING ROOM
- SOLID WOOD FRENCH ENTRY DOORS WITH ARCH GLASS LITE WINDOWS
- ARCHED MULTI LIT CLERESTORY WINDOW
- RECESSED LIGHTING
- DESIGNER GRAND CHANDELIER
- GRAND WOOD STAIRCASE WITH CUSTOM RUG RUNNER
- OVERLOOK BALCONY FROM SECOND LEVEL OF HOME
- 2 STORAGE CLOSETS
- ACCESS TO LOWER LEVEL OF HOME
- PAINTED CROWN AND BASE MOLDING
- HARDWOOD FLOORING

DINING ROOM:

- 18x13
- DESIGNER CHANDELIER
- RECESSED LIGHTING
- OPEN TO GRAND FOYER
- SURROUND SOUND AUDIO
- DOUBLE WINDOW WITH ARCHED TRANSOM
- PLANTATION SHUTTERS
- PAINTED WOOD COLUMN ENTRANCES WITH RAISED PANEL MOLDING
- PAINTED CROWN AND BASE MOLDING
- HARDWOOD FLOORING

STUDY:

- OPEN TO GRAND FOYER AND BACK HALL ACCESS TO MASTER SUITE
- DOUBLE GLASS ENTRY DOORS
- RECESSED LIGHTING
- 2 DOUBLE WINDOWS WITH ARCHED TRANSOMS
- PLANTATION SHUTTERS
- PAINTED (REMOVABLE) DESK, BOOKSHELVES AND STORAGE
- CARPET FLOORING

POWDER ROOM:

- RECESSED LIGHTING
- CUSTOM CHERRY WOOD VANITY FEATURES:
 - CULTURED STONE COUNTERTOP
 - CUSTOM PAINTED PORCELAIN SPOUT FAUCET
 - CUSTOM UNDER MOUNT PORCELAIN SINK
 - CUSTOM CHERRY WOOD FRAMED MIRROR
 - 2 IRON LANTERN VANITY SCONCES
- PAINTED BASE MOLDING
- HARDWOOD FLOORING

GREAT ROOM:

- 43x14
- OPEN TO KITCHEN AND HEARTH ROOM
- RECESSED LIGHTING
- CEILING FAN
- DESIGNER SCONE LIGHTING
- VAULTED CEILINGS
- WINDOW WALL WITH ARCHED TRANSOMS
- SURROUND SOUND AUDIO
- GAS LOG FIREPLACE WITH GRANITE SURROUND AND PAINTED MANTLE WITH RAISED PANEL MOLDING
- PAINTED COLUMN ENTRANCES WITH RAISED PANEL MOLDING
- 2 OVERLOOK BALCONY'S FROM SECOND LEVEL OF HOME
- PAINTED BASE MOLDING
- CARPET FLOORING

KITCHEN:

- 35x20
- OPEN TO HEARTH ROOM AND GREAT ROOM
- RECESSED LIGHTING
- CEILING FAN
- SURROUND SOUND AUDIO
- VAULTED CEILING WITH EXPOSED BEAMS
- CUSTOM CHERRY WOOD CABINETRY
- CUSTOM GLASS FRONT CHINA CABINETRY

- BUILT-IN DESK AREA
- GRANITE COUNTERTOPS
- GRANITE BACKSPLASH
- BRUSHED NICKEL FIXTURES AND FINISHES
- BUILT-IN STAINLESS STEEL SUB-ZERO REFRIGERATOR
- BUILT-IN STAINLESS STEEL BOSCH DOUBLE WALL OVENS
- BUILT-IN STAINLESS STEEL GE PROFILE MICROWAVE OVEN
- CUSTOM STAINLESS STEEL BOSCH VENT HOOD
- BOSCH STAINLESS STEEL BOSCH 5-BURNER GAS COOKTOP
- CENTRAL VAC
- BREAKFAST AREA
- STAINED BEAMS AND BASE MOLDING
- CERAMIC TILE FLOORING
- ISLAND FEATURES:
 - GRANITE COUNTERTOP
 - UNDER MOUNT STAINLESS STEEL DOUBLE BASIN SINK
 - KITCHEN-AID STAINLESS STEEL DISHWASHER
 - BAR SEATING
 - WORK SURFACE
 - STORAGE
 - OPEN SHELVING
 - BRUSHED NICKEL FIXTURES AND FINISHES
 - EXTRA OUTLETS
- WALK-IN PANTRY FEATURES:
 - RECESSED LIGHTING
 - BUILT-IN SHELVING TO THE CEILING
 - SPACE FOR SECOND REFRIGERATOR OR FREEZER
 - CERAMIC TILE FLOORING

HEARTH ROOM:

- OPEN TO KITCHEN
- VAULTED CEILING WITH EXPOSED BEAMS
- RECESSED LIGHTING
- CEILING FAN
- PICTURE WINDOWS

- SURROUND SOUND AUDIO
- 2 BUILT-IN WINDOW SEATS
- 2 GLASS EXTERIOR DOORS WITH ACCESS TO COVERED VERANDA, WOOD DECK AND FLAGSTONE TERRACE
- SECOND STAIRCASE WITH ACCESS TO SECOND LEVEL OF HOME
- GAS LOG FIREPLACE FEATURES:
 - CHERRY WOOD SURROUND WITH DETAILED MOLDING
 - BUILT-IN 50" PLASMA TV
 - BUILT-IN SPEAKERS
- STAINED BEAMS AND BASE MOLDING
- CERAMIC TILE FLOORING

UTILITY/MUD ROOM:

- 15x12
- GARAGE ACCESS
- RECESSED LIGHTING
- PAINTED BASE MOLDING
- CERAMIC TILE FLOORING
- CUSTOM PAINTED CABINETRY FEATURES:
 - BUILT-IN LOCKERS WITH ABOVE STORAGE, BENCH SEATING, SHOE STORAGE AND HANGING HOOKS
 - BUILT-IN SHOE RACK
 - WALL SHELVING
 - WORK SURFACE AREA
 - SOLID SURFACE COUNTERTOP
 - OPEN SHELVING
 - EXTRA CABINET STORAGE
- OPEN TO LAUNDRY ROOM
- HALF BATHROOM FEATURES:
 - RECESSED LIGHTING
 - WINDOW WITH ARCH TRANSOM
 - PLANTATION SHUTTER
 - PEDESTAL SINK
 - BEVELED VANITY MIRROR
 - PAINTED JOHNNY CABINET

LAUNDRY ROOM:

- OPEN TO UTILITY/MUD ROOM
- WASHER AND DRYER CONVEY
- RECESSED LIGHTING
- PAINTED BASE MOLDING
- CERAMIC TILE FLOORING
- CUSTOM PAINTED CABINETRY
- SOLID SURFACE COUNTERTOP WITH STAINLESS STEEL SINK
- BROOM/CLEANING SUPPLY CABINET
- MULTIPLE HANGING RACKS
- SOLID SURFACE COUNTERTOP FOR FOLDING
- BUILT-IN IRONING BOARD
- WINDOW WITH ARCH TRANSOM
- PLANTATION SHUTTER

MASTER SUITE:

- 17x16
- DOUBLE ENTRY DOORS
- RECESSED LIGHTING
- CEILING FAN
- MULTI LIT WINDOW
- PLANTATION SHUTTERS
- PAINTED CROWN AND BASE MOLDING
- SURROUND SOUND AUDIO
- SITTING AREA
- CARPET FLOORING

MASTER BATH:

- RECESSED LIGHTING
- DOUBLE WINDOW
- PLANTATION SHUTTERS
- “HIS AND HER” VANITIES FEATURE:
 - OVERHEAD VANITY LIGHTING
 - MIRROR MOUNTED SCENCE LIGHTING
 - GRANITE COUNTERTOPS
 - PAINTED CABINETRY WITH STORAGE

- UNDER MOUNT SINKS
- BRUSHED NICKEL FIXTURES AND FINISHES
- WHIRLPOOL TUB WITH CERAMIC TILE SURROUND AND BRUSHED NICKEL ROMAN FAUCET AND HAND SHOWER
- WALK-IN SHOWER FEATURES:
 - GLASS WALLS AND ENTRY DOOR
 - CERAMIC TILE SURROUND
 - 4 SHOWER HEADS
 - BRUSHED NICKEL FIXTURES AND FINISHES
 - BUILT-IN BENCH
- PRIVATE TOILET ROOM
- SURROUND SOUND AUDIO
- “HIS AND HER” SEPARATE CLOSETS
- “HIS” CLOSET FEATURES:
 - RECESSED LIGHTING
 - BUILT-IN DRESSER WITH OPEN SHELVING AND DRAWER STORAGE
 - BUILT-IN HANGING WARDROBE
 - SHELVING STORAGE
 - PAINTED BASE MOLDING AND BUILT-INS
 - CARPET FLOORING
- “HER” CLOSET FEATURES:
 - RECESSED LIGHTING
 - ADDITIONAL CEDAR CLOSET
 - DOUBLE WINDOW
 - PLANTATION SHUTTERS
 - BUILT-IN ISLAND DRESSER
 - BUILT-IN SHOE SHELVING
 - BUILT-IN HANGING WARDROBES
 - BUILT-IN DESK WITH GRANITE COUNTERTOP
 - SHELVING
 - PAINTED BASE MOLDING AND BUILT-INS
 - CARPET FLOORING

SECOND LEVEL OF HOME

LANDING:

- RECESSED LIGHTING
- BALCONY OVERLOOKING GRAND FOYER
- DOUBLE BALCONY'S OVERLOOKING GREAT ROOM
- PAINTED CROWN AND BASE MOLDING
- CUSTOM CARPET FLOORING

GUEST SUITE 1:

- 17x13
- RECESSED LIGHTING
- 2 DOUBLE CASEMENT WINDOWS
- CUSTOM (REMOVABLE) CHERRY WOOD BOOKSHELF
- CUSTOM (REMOVABLE) CHERRY WOOD DESK WITH BOOKSHELVES AND STORAGE
- WALK-IN CLOSET
- PAINTED BASE MOLDING
- CUSTOM CARPET FLOORING
- FULL BATHROOM FEATURES:
 - RECESSED LIGHTING
 - VANITY LIGHTING
 - PAINTED VANITY WITH CULTURED STONE COUNTERTOP, CHROME FAUCET AND STORAGE
 - SHOWER/TUB COMBINATION WITH TILE SURROUND
 - BUILT-IN OPEN SHELVING
 - PAINTED BASE MOLDING
 - CERAMIC TILE FLOORING

GUEST SUITE 2:

- 14x14
- RECESSED LIGHTING
- DOUBLE CASEMENT WINDOW
- BUILT-IN WINDOW SEAT WITH STORAGE AND

- BUILT-IN OPEN SHELVING
- WALK-IN CLOSET
- PAINTED BASE MOLDING
- CUSTOM CARPET FLOORING
- FULL BATHROOM FEATURES:
 - RECESSED LIGHTING
 - VANITY LIGHTING
 - PAINTED VANITY WITH CULTURED STONE COUNTERTOP, CHROME FAUCET AND STORAGE
 - SHOWER/TUB COMBINATION WITH TILE SURROUND
 - CERAMIC TILE FLOORING

GUEST SUITE 3:

- OPEN TO JACK AND JILL BATHROOM
- 15x15
- RECESSED LIGHTING
- DOUBLE CASEMENT WINDOW
- WALK-IN CLOSET
- PAINTED BASE MOLDING
- CUSTOM CARPET FLOORING

JACK AND JILL BATHROOM:

- OPEN TO GUEST SUITES 3 AND 4
- RECESSED LIGHTING
- CASEMENT WINDOW
- SEPARATE DOUBLE VANITIES FEATURE:
 - VANITY LIGHTING
 - PAINTED CABINETRY
 - CULTURED STONE COUNTERTOPS
 - CHROME FIXTURES
 - STORAGE
- WALK-IN SHOWER WITH TILE SURROUND AND GLASS DOOR ENTRY
- PRIVATE TOILET ROOM
- PAINTED BASE MOLDING
- CERAMIC TILE FLOORING

GUEST SUITE 4:

- OPEN TO JACK AND JILL BATHROOM AND BONUS ROOM
- RECESSED LIGHTING
- CASEMENT WINDOW
- WALK-IN CLOSET
- PAINTED BASE MOLDING
- CUSTOM CARPET FLOORING

BONUS ROOM:

- 18x13
- ACCESS TO HEARTH ROOM VIA SECOND STAIRCASE
- RECESSED LIGHTING
- 2 CEILING FANS
- MULTI LIT WINDOWS
- PAINTED BASE MOLDING
- CARPET FLOORING
- LARGE WALK-IN SEASONAL STORAGE ROOM FEATURES:
 - CEILING MOUNT LIGHT FIXTURE
 - CLIMATE CONTROLLED
 - CARPET FLOORING

LOWER LEVEL OF HOME (9 FOOT CEILINGS)

GAME ROOM:

- 30x19
- OPEN TO GUEST SUITE 5 AND FULL BATHROOM
- RECESSED LIGHTING
- GLASS EXTERIOR DOOR WITH 2 FAUX DOOR WINDOWS FLANKING EXTERIOR DOOR
- ACCESS TO PRIVATE PATIO AND DOUBLE DOOR STORAGE UNDERNEATH THE HOUSE FOR GARDENING TOOLS, KEEPING GARAGE FREE OF GARDENING REQUIREMENTS
- PAINTED BASE MOLDING
- CARPET FLOORING

HOBBY ROOM:

- RECESSED LIGHTING
- CARPET FLOORING
- DOUBLE WINDOW WITH PLANTATION SHUTTERS

GUEST SUITE 5:

- 18x13
- OPEN TO GAME ROOM AND FULL BATHROOM
- RECESSED LIGHTING
- LARGE WINDOW WITH PLANTATION SHUTTERS
- CARPET FLOORING
- WALK-IN CLOSET
- FULL BATHROOM

FULL BATHROOM:

- OPEN TO GUEST SUITE 5 AND GAME ROOM
- RECESSED LIGHTING
- PAINTED VANITY WITH CULTURED STONE COUNTERTOP, CHROME FAUCET AND STORAGE
- WALK IN CERAMIC TILED SHOWER WITH CHROME SHOWER HEAD
- CERAMIC TILE FLOORING
- PRIVATE TOILET ROOM WITH WINDOW AND PLANTATION SHUTTER

EXTERIOR AREAS OF HOME

FRONT EXTERIOR:

- ENTRANCE PORTICO WITH CAST CONCRETE COLUMNS, TRIM AND MOLDING AROUND WINDOWS
- LANTERN SCONCE LIGHTING
- BRICK AND STUCCO EXTERIOR
- COPPER ROOFED BOX BAY WINDOW
- MATURE TREES
- LANDSCAPE LIGHTING
- PROFESSIONALLY LANDSCAPED

BACK EXTERIOR

- COVERED VERANDA FEATURES:
 - PLUMBED WITH GAS FOR GRILL
 - RECESSED LIGHTING
 - OUTDOOR SPEAKERS
 - SITTING AREA
 - IRON RAILING
 - STAIRWAY TO FLAGSTONE TERRACE
 - BRICK FLOORING
- WEATHER TREATED WOOD PATIO WITH BUILT-IN WRAP AROUND BENCH AND PLANTERS
- FLAGSTONE TERRACE WITH ROCK WALL AND WATER FEATURE
- MULTIPLE DINING AREAS
- PRIVATE LOWER LEVEL PATIO
- LOWER LEVEL DOUBLE DOOR STORAGE
- PROFESSIONALLY LANDSCAPED
- MATURE TREES
- NATURAL ROCKS
- EXTRA PARKING PAD
- BUILT-IN BASKETBALL GOAL
- LANDSCAPE LIGHTING
- DOUBLE DOOR STORAGE UNDERNEATH THE HOUSE FOR GARDENING TOOLS, KEEPING GARAGE FREE OF GARDENING REQUIREMENTS

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