



2801 JOHNSON ROAD  
AMENITY LIST

GENERAL INFORMATION:

- SPRINGDALE SCHOOL DISTRICT:
  - TYSON ELEMENTARY SCHOOL
  - HELEN TYSON MIDDLE SCHOOL
  - SOUTHWEST JUNIOR HIGH SCHOOL
  - HAR-BER HIGH SCHOOL
- PROMINENT LOCATION IN SPRINGDALE OUTLOTS SUBDIVISION
- 3 ACRE ESTATE
- 4,390 SQUARE FEET
- 3 BEDROOMS
- 4 FULL BATHROOMS, 2 HALF
- 2-CAR SIDE ENTRY GARAGE
- 3 LEVEL HOME
- LARGE BONUS ROOM
- 3 GAS LOG FIREPLACES
- DESIGNER LIGHTING AND FINISHES
- GRANITE COUNTERTOPS
- CUSTOM CABINETS
- LARGE LAUNDRY ROOM WITH CRAFT AREA
- PROFESSIONAL GE MONOGRAM STAINLESS STEEL APPLIANCES
- HOME AUDIO SYSTEM
- CROWN MOLDING
- HARDWOOD FLOORING
- CUSTOM BUILT-IN'S
- TENNIS COURT
- POOL-SIDE GUEST HOUSE (GUEST BEDROOM, KITCHEN AND FULL BATH)
- 5 OUTDOOR AREAS (ENTRANCE PORTICO, DECK, POOL, BARN AND STORAGE BUILDING)
- PROFESSIONALLY LANDSCAPED

## MAIN LEVEL OF HOME

### FOYER:

- OPEN TO FORMAL SITTING ROOM, DINING ROOM AND FORMAL STAIRCASE
- PAINTED GLASS-LITE FRENCH ENTRY DOORS WITH TRANSOM WINDOW
- DESIGNER IRON AND GLASS HURRICANE PENDANT
- ARCHITECTURAL DORIC COLUMNS
- FORMAL STAIRCASE FEATURES:
  - ACCESS TO SECOND LEVEL AND LOWER LEVEL OF HOME
  - HARDWOOD HAND RAILING
  - HARDWOOD TURNED NEWEL POSTS
  - PAINTED SPINDLE BALUSTRADE
  - HARDWOOD TREADS
  - PAINTED RISERS
  - OVERLOOK BALCONY FROM SECOND LEVEL OF HOME
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

### FORMAL SITTING ROOM:

- OPEN TO FOYER AND DINING ROOM
- RECESSED LIGHTING
- DOUBLE BOX BAY WINDOW WITH TRANSOM
- ARCHITECTURAL DORIC COLUMNS
- HOME AUDIO SPEAKER SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

### DINING ROOM:

- OPEN TO FOYER AND FORMAL SITTING ROOM
- RECESSED LIGHTING
- DESIGNER IRON AND CRYSTAL CANDELABRA CHANDELIER WITH CEILING MEDALLION
- ARCHITECTURAL DORIC COLUMNS
- HOME AUDIO SPEAKER SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

## KITCHEN:

- OPEN TO MAIN HALL, BREAKFAST AREA AND GREAT ROOM
- RECESSED LIGHTING
- DESIGNER PENDANT OVER SINK
- DOUBLE WINDOW OVER SINK
- SINGLE WINDOW
- BREAKFAST AREA FEATURES:
  - DESIGNER IRON CHANDELIER WITH SHADES
  - GLASS SLIDING FRENCH DOORS WITH SIDELIGHTS GIVING ACCESS TO DECK
  - PAINTED BEADBOARD PANEL CEILING
- CUSTOM CHERRY CABINETRY FEATURES:
  - CABINETS BUILT TO THE CEILING
  - UNDER CABINET LIGHTING
  - 3CM DESIGNER GRANITE COUNTERTOPS WITH OGEE EDGE
  - DESIGNER GRANITE BACKSPLASH
  - UNDERMOUNT LARGE BASIN SINK
  - GE MONOGRAM STAINLESS STEEL DISHWASHER
  - GE MONOGRAM STAINLESS STEEL TRASH COMPACTOR
  - BUILT-IN GE MONOGRAM STAINLESS STEEL MICROWAVE OVEN
  - BUILT-IN GE MONOGRAM STAINLESS STEEL WALL OVEN WITH WARMING DRAWER
  - UNDERMOUNT COPPER PREP SINK
  - BUILT-IN KITCHEN-AID STAINLESS STEEL ICEMAKER
  - BUILT-IN PANTRY CABINETRY
  - CENTER ISLAND FEATURES:
    - CHERRY CABINETRY
    - 3CM DESIGNER GRANITE COUNTERTOPS WITH OGEE EDGE
    - BUILT-IN VIKING STAINLESS STEEL ELECTRIC RANGE OVEN
    - BAR SEATING 3-4
    - EXTRA CABINET STORAGE
    - EXTRA OUTLETS
  - CABINET DETAILS INCLUDE:
    - RAISED PANEL MOLDING
    - GLASS MULLION CABINET DOORS WITH RECESSED LIGHTING

- TV CABINET WITH CABLE
- CROWN MOLDING
- AGED PEWTER CABINET FINISHES
- HOME AUDIO SPEAKER SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### LAUNDRY ROOM:

- FLUSH MOUNT FLORESCENT LIGHT FIXTURES
- 2 WINDOWS
- PLANTATION SHUTTERS
- PAINTED CABINERY FEATURES:
  - UPPER AND LOWER CABINETS
  - LAMINATE COUNTERTOPS
  - DOUBLE SINK
  - HANGING ROD
  - EXTRA COUNTERTOP WORK SPACE
  - BUILT-IN DESK WITH UPPER CABINERY
  - EXTRA OUTLETS
- HOME AUDIO SPEAKER SYSTEM
- PAINTED TRIM AND BASE MOLDING
- LINOLEUM FLOORING

#### HALF BATHROOM:

- DESIGNER WALL SCONCE
- VANITY FEATURES:
  - PAINTED CABINERY
  - CULTURED STONE COUNTERTOP
  - BRASS FAUCET AND FINISHES
  - PAINTED TRIM AND BASE MOLDING
  - CERAMIC TILE FLOORING

#### GREAT ROOM:

- OPEN TO KITCHEN
- RECESSED LIGHTING
- DESIGNER BRASS ORB CHANDELIER

- CATHEDRAL CEILING WITH EXPOSED WOOD BEAM
- PICTURE WINDOW WALL
- GLASS SLIDING FRENCH EXTERIOR DOORS WITH ACCESS TO DECK
- MULT-LIT BOX BAY WINDOW
- GAS LOG FIREPLACE FEATURES:
  - PAINTED MANTLE
  - PAINTED FLUTED MANTLE PILASTER LEGS
  - NEGRO MARQUINA MARBLE SURROUND AND HEARTH
  - WALL MOUNTED TV
- HOME AUDIO SPEAKER SYSTEM
- ARCHITECTURAL DORIC COLUMNS
- PAINTED TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### POWDER ROOM:

- IRON 2-LIGHT VANITY FIXTURE
- PAINTED CABINETRY FEATURES:
  - CULTURED STONE COUNTERTOP
  - UNDERMOUNT SINK
  - BUILT-IN LINEN CABINET WITH CROWN MOLDING
  - EXTRA CABINET STORAGE
  - CUSTOM FRAMED VANITY MIRROR
- DESIGNER WALL COVERING
- PAINTED TRIM AND BASE MOLDING
- TRAVERTINE TILE FLOORING

#### MASTER SUITE:

- PAINTED PANELED FRENCH ENTRY DOORS
- RECESSED LIGHTING
- CEILING FAN
- SITTING AREA FEATURES:
  - BAY WINDOW WITH TRANSOMS
  - GAS LOG FIREPLACE FEATURES:
    - PAINTED PANELED MANTLE
    - PAINTED FLUTED MANTLE PILASTER LEGS
    - CERAMIC TILE SURROUND

- 2 PAINTED BUILT-IN BOOKSHELVES FEATURE:
  - FLANKING THE FIREPLACE
  - ARCHED OPENING
  - LOWER CABINET STORAGE
  - TV CABINET WITH ADJUSTABLE PULLOUT SHELF
  - CROWN MOLDING
- TRAY CEILING WITH CROWN MOLDING
- HOME AUDIO SPEAKER SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING

#### MASTER BATH:

- RECESSED LIGHTING
- 2 CORNER WINDOWS WITH TRANSOMS OVER THE WHIRLPOOL TUB
- “HIS AND HER” DOUBLE VANITY FEATURES:
  - VANITY LIGHTING
  - PAINTED CABINETRY
  - QUARTZ COUNTERTOPS
  - UNDERMOUNT DOUBLE SINKS
  - HARLEQUIN MOSAIC TILE BACKSPLASH
  - COUNTER CABINETS
  - MAKEUP VANITY
  - EXTRA CABINET STORAGE
  - EXTRA OUTLETS
  - CROWN MOLDING
  - BRASS FIXTURES AND FINISHES
- BUILT-IN PAINTED LINEN CABINET
- WHIRLPOOL TUB FEATURES:
  - HARLEQUIN MOSAIC TILE FRONT AND BACKSPLASH
  - QUARTZ DECKING
  - BRASS ROMAN FAUCET AND HAND SHOWER
- WALK-IN SHOWER FEATURES:
  - FRAMELESS GLASS ENTRY DOOR
  - BARREL CEILING WITH HARLEQUIN MOSAIC TILE
  - EMPERADOR LIGHT MARBLE TILE SURROUND
  - MARBLE BENCH SEAT

- BUILT-IN RECESSED SHELF
- BRASS SHOWER FAUCET AND FINISHES
- BRASS HAND SHOWER FAUCET
- PRIVATE TOILET ROOM WITH SINGLE WINDOW AND JOHNNY CABINET
- BRASS WALL MOUNT TOWEL WARMER
- MOUNTED TV
- HOME AUDIO SPEAKER SYSTEM
- TRAY CEILING WITH CROWN MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING
- HONED EMPERADOR DARK MARBLE TILE FLOORING

“HIS AND HER” MASTER CLOSET:

- RECESSED LIGHTING
- SINGLE WINDOW WITH TRANSOM
- BUILT-IN HANGING WARDROBES
- BUILT-IN SHELVING
- BUILT-IN DRESSERS
- BUILT-IN DRESSER ISLAND
- BUILT-IN SHOE RACKS
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

SECOND LEVEL OF HOME

LANDING:

- RECESSED LIGHTING
- BUILT-IN PAINTED BOOKSHELF WITH STORAGE
- OVERLOOK BALCONY TO MAIN LEVEL OF HOME
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARWOOD FLOORING

GUEST SUITE #2:

- OPEN TO PRIVATE BATHROOM
- RECESSED LIGHTING
- CUSTOM CEILING FAN
- 2 WINDOWS

- PLANTATION SHUTTERS
- LARGE WALK-IN CLOSET WITH BUILT-IN'S
- HOME AUDIO SPEAKER SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING
- FULL BATHROOM FEATURES:
  - SINGLE WINDOW
  - PLANTATION SHUTTERS
  - DESIGNER CHROME VANITY FIXTURE
  - CUSTOM PAINTED CABINETS INCLUDES:
    - CRISS-CROSS MİRRORED CABINETS
    - SEMI-RECESSED VESSEL SINK
    - CHROME FAUCET
    - EXTRA CABINET STORAGE
  - WALK-IN SHOWER FEATURES:
    - RECESSED LIGHTING
    - FRAMELESS GLASS ENTRY DOOR
    - CARRARA MARBLE TILE WALLS
    - CARRARA MARBLE FRAMED MOSAIC
    - CARRARA MARBLE BASKET WEAVE TILE FLOORING
  - DESIGNER WALL COVERING
  - PAINTED TRIM AND BASE MOLDING
  - CARRARA MARBLE BASKET WEAVE TILE FLOORING

GUEST SUITE #3:

- OPEN TO PRIVATE BATHROOM
- RECESSED LIGHTING
- CEILING FAN
- 2 DOUBLE WINDOWS
- SINGLE WINDOW
- PLANTATION SHUTTERS
- SITTING AREA
- BUILT-IN DESK WITH UPPER CABINET STORAGE
- LARGE WALK-IN CLOSET WITH BUILT-IN'S
- HOME AUDIO SPEAKER SYSTEM
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING



- FULL BATHROOM FEATURES:
  - DESIGNER IRON 3-LIGHT VANITY FIXTURE
  - VANITY INCLUDES:
    - DARK STAINED CABINETRY
    - QUARTZ COUNTERTOP
    - SEMI-RECESSED VESSEL SINK
    - BRUSHED NICKEL FAUCET AND FINISHES
    - CUSTOM VANITY MIRROR
  - CERAMIC TILE WALLS WITH BLACK MOTHER OF PEARL MOSAIC TILE BORDER AND BASE
  - BUILT-IN FLOATING WALL SHELVES
  - WALK-IN SHOWER FEATURES:
    - RECESSED LIGHTING
    - FRAMELESS GLASS ENTRY DOOR
    - CERAMIC TILE WALLS WITH BLACK MOTHER OF PEARL MOSAIC TILE BORDER AND BASE
    - TRAVERTINE SUBWAY TILE FLOORING
  - PAINTED TRIM AND BASE MOLDING
  - CERAMIC TILE FLOORING

### LOWER LEVEL OF HOME

#### BONUS ROOM:

- RECESSED LIGHTING
- 2 DOUBLE WINDOWS
- 2 SINGLE WINDOWS
- PLANTATION SHUTTERS
- FLOOR-TO-CEILING BRICK GAS LOG FIREPLACE
- KITCHENETTE FEATURES:
  - PAINTED CABINETRY
  - UPPER AND LOWER CABINETS
  - LAMINATE COUNTERTOP
  - CERAMIC TILE BACKSPLASH
  - SINK
  - BUILT-IN SANYO BEVERAGE REFRIGERATOR
- HOME AUDIO SPEAKER SYSTEM
- PAINTED TRIM AND BASE MOLDING

- CARPET FLOORING

## POOLSIDE GUEST HOUSE

### INTERIOR INCLUDES:

- GUEST BEDROOM
- KITCHEN
- FULL BATHROOM

### GUEST BEDROOM:

- OPEN TO KITCHEN AND FULL BATHROOM
- RECESSED LIGHTING
- CEILING FAN
- GLASS EXTERIOR DOOR WITH TRANSOM GIVING ACCESS TO POOL
- WARDROBE/STORAGE STORAGE CLOSET
- PAINTED TRIM AND BASE MOLDING
- CERAMIC TILE FLOORING

### FULL BATHROOM:

- RECESSED LIGHTING
- VANITY FEATURES:
  - PAINTED CABINETRY
  - CULTURED STONE COUNTERTOP
  - CHROME FAUCET
  - STORAGE
- BUILT-IN LINEN CABINET
- WALK-IN SHOWER FEATURES
- PAINTED TRIM AND BASE MOLDING
- CERAMIC TILE FLOORING

### KITCHEN:

- RECESSED LIGHTING
- 2 WINDOWS WITH TRANSOMS
- BREAKFAST AREA WITH BAY WINDOW
- PAINTED CABINETRY FEATURES:
  - UPPER AND LOWER CABINETS

- LAMINATE COUNTERTOP
- GLOSSY WHITE CERAMIC TILE BACKSPLASH
- DOUBLE SINK
- WHIRLPOOL DISHWASHER
- JENN-AIR RANGE OVEN
- KITCHEN-AID REFRIGERATOR
- PAINTED TRIM AND BASE MOLDING
- CERAMIC TILE FLOORING

GUEST HOUSE EXTERIOR INCLUDES:

- COVERED COLONNADE VERANDA FEATURES:
  - RECESSED LIGHTING
  - CEILING FAN
  - SITTING AND DINING AREAS
  - CERAMIC TILE PATIO

EXTERIOR AREAS OF HOME

- SPRINGDALE OUTLOTS SUBDIVISION
- CONVENIENT LOCATION
- STUCCO AND BRICK EXTERIOR
- ENTRANCE PORTICO WITH ARCHITECTURAL DORIC COLUMN
- ARCHITECTURAL SHINGLE ROOF
- ARCHITECTURAL BRACKETS
- 2-CAR SIDE ENTRY GARAGE
- CIRCLE DRIVEWAY
- COMPOSITE WOOD DECK FEATURES:
  - ACCESS TO GREAT ROOM AND KITCHEN
  - BUILT-IN SPA HOT TUB
  - MULTIPLE LOUNGE AND DINING AREAS
  - PAINTED IRON RAILING
  - STAIRWAY DOWN TO BACKYARD

- OVERLOOKING POOL AND PROPERTY
- GUNITE POOL FEATURES:
  - DIVING BOARD
  - LUSH LANDSCAPED BEDS PROVIDING PRIVACY
- TENNIS COURT
- BARN
- STORAGE BUILDING
- MANICURED LAWN
- MATURE TREES
- IRRIGATION
- PROFESSIONALLY LANDSCAPED

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