



## 5401 BRAEBOURNE ROAD AMENITY LIST

### GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT:
  - TRADITIONAL: CENTRAL PARK ELEMENTARY SCHOOL
  - NON-TRADITIONAL: RE BAKER SCHOOL
  - BRIGHT FIELD MIDDLE SCHOOL
  - FULBRIGHT JUNIOR HIGH
  - BENTONVILLE HIGH SCHOOL
- PROMINENT LOCATION IN GATED COMMUNITY
- TENNIS MEMBERSHIP INCLUDED
- 0.25 ACRE LOT
- 2,696 SQUARE FEET
- 4 BEDROOMS
- 2 FULL, 1 HALF BATHROOM
- 3-CAR SIDE ENTRY GARAGE
- 2 LEVEL HOME
- LARGE BONUS ROOM
- GRANITE COUNTERTOPS
- VAULTED AND TRAY CEILINGS
- TRANSOM WINDOWS
- 2" BLINDS THROUGHOUT
- CROWN MOLDING
- GE PROFILE STAINLESS STEEL APPLIANCES
- CUSTOM MILLWORK
- NEWLY REFINISHED HARDWOOD FLOORING
- GAS LOG FIREPLACE
- CENTRAL VAC
- WIRED FOR HOME AUDIO SYSTEM
- WIRED FOR HOME SECURITY SYSTEM
- 3 OUTDOOR AREAS (ENTRANCE PORTICO, PATIO & PRIVATE BACKYARD)
- IRRIGATION
- PROFESSIONALLY LANDSCAPED

## MAIN LEVEL OF HOME

### FOYER:

- OPEN TO DINING ROOM AND GREAT ROOM
- STAINED SOLID WOOD ENTRY DOOR FEATURES:
  - ARCHED
  - 8-GLASS LITES
- DESIGNER AGED BRONZE CHANDELIER WITH SHADES
- VAULTED CEILING
- DEEP COAT CLOSET WITH EXTRA STORAGE
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

### DINING ROOM:

- 15x11
- OPEN TO FOYER AND KITCHEN
- ARCHED ENTRYWAYS
- DESIGNER AGED BRONZE CHANDELIER WITH SHADES
- DOUBLE ARCHED WINDOW WITH TRANSOM
- CLERESTORY ARCHED WINDOW
- VAULTED CEILINGS
- PAINTED WAINSCOTING WITH RAISED PANEL MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

### GREAT ROOM:

- 17x14
- OPEN TO FOYER, DINING AND KITCHEN
- RECESSED LIGHTING
- CEILING FAN WITH LIGHTING
- 2 DOUBLE HUNG WINDOWS WITH TRANSOMS
- GAS LOG FIREPLACE FEATURES:
  - PAINTED MANTLE WITH RAISED PANEL MOLDING
  - PAINTED HEADER WITH RAISED PANEL MOLDING
  - PAINTED MANTLE LEGS WITH RAISED PANEL MOLDING

- STAINED SOLID WOOD PANELED MANTLE LEGS
- BLACK GALAXY GRANITE SURROUND AND HEARTH
- VAULTED CEILINGS
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### POWDER ROOM:

- DESIGNER AGED BRONZE 3-LIGHT VANITY FIXTURE
- PEDESTAL SINK WITH FLUTED COLUMN BASE
- AGED BRASS FIXTURE AND FINISHES
- PAINTED JOHNNY CABINET OVER TOILET
- PAINTED TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### KITCHEN:

- 14x11
- OPEN TO BREAKFAST AREA, DINING ROOM AND GREAT ROOM
- RECESSED LIGHTING
- BREAKFAST AREA FEATURES:
  - DESIGNER 2-LIGHT IRON PENDANT
  - DOUBLE GLASS SLIDING DOORS WITH TRANSOM WINDOW
- CUSTOM PAINTED CABINETRY FEATURES:
  - UNDER CABINET LIGHTING
  - 3CM BLACK GALAXY GRANITE COUNTERTOPS
  - TRAVERTINE TILE BACKSPLASH IN DIAMOND PATTERN
  - UNDER-MOUNT DOUBLE BASIN STAINLESS STEEL SINK
  - BRUSHED NICKEL FAUCET
  - BOSCH STAINLESS STEEL DISHWASHER
  - GE PROFILE STAINLESS STEEL RANGE
  - BUILT-IN GE PROFILE STAINLESS STEEL MICROWAVE OVEN
  - MAYTAG BLACK REFRIGERATOR WITH ICE/WATER DISPENSER
  - WRAP-AROUND BAR COUNTER SEATING 4
- PANTRY WITH BUILT-IN'S
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### LAUNDRY ROOM:

- OPEN TO KITCHEN
- EXTERIOR DOOR WITH ACCESS TO GARAGE
- PAINTED UPPER AND LOWER CABINETRY STORAGE
- LAMINATE COUNTERTOPS
- TRAVERTINE BACKSPLASH IN DIAMOND PATTERN
- HANGING WALL HOOKS
- PAINTED TRIM AND BASE MOLDING
- PORCELAIN TILE FLOORING

#### GUEST SUITE #1:

- 12x10
- PRIVATE ACCESS TO FULL BATHROOM
- CEILING FAN WITH LIGHTING
- DOUBLE WINDOW
- WALK-IN CLOSET WITH BUILT-IN'S
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING

#### GUEST BATHROOM:

- ACCESS FROM HALL AND GUEST SUITE #1
- DESIGNER BUSHED NICKEL 4-LIGHT VANITY FIXTURE
- VANITY FEATURES:
  - PAINTED CABINETRY
  - CULTURED STONE COUNTERTOPS
  - BRUSHED NICKEL FIXTURES AND FINISHES
- PAINTED JOHNNY CABINET OVER TOILET
- SHOWER/TUB COMBINATION
- PAINTED TRIM AND BASE MOLDING
- PORCELAIN TILE FLOORING

#### GUEST BEDROOM #2:

- 12x12
- CEILING FAN WITH LIGHTING
- 2 WINDOWS

- DOUBLE DOOR WALK-IN CLOSET WITH BUILT-IN'S
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

#### GUEST BEDROOM #3:

- 11x11
- CEILING FAN WITH LIGHTING
- DOUBLE ARCHED WINDOW WITH TRANSOM
- VAULTED CEILING
- DOUBLE DOOR WALK-IN CLOSET WITH BUILT-IN'S
- PAINTED CROWN, TRIM AND BASE MOLDING
- HARDWOOD FLOORING

#### MASTER SUITE:

- 15x13
- CEILING FAN WITH LIGHTING
- 2 WINDOWS
- DOUBLE TRAY CEILING WITH CROWN MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING

#### MASTER BATH:

- DOUBLE GLASS BLOCK WINDOW
- OPEN TO MASTER CLOSETS
- "HIS AND HER" SEPARATE VANITIES FEATURE:
  - DESIGNER AGED BRASS VANITY FIXTURES
  - PAINTED CABINETRY
  - CULTURED STONE COUNTERTOPS
  - BRUSHED NICKEL FIXTURES AND FINISHES
  - EXTRA COUNTERTOP SPACE
  - EXTRA CABINET STORAGE
- WALK-IN SHOWER WITH GLASS ENTRY DOOR AND SHOWER SEAT
- CORNER WHIRLPOOL TUB WITH BRUSHED NICKEL FAUCET
- VAULTED CEILING
- PRIVATE TOILET ROOM
- PAINTED CROWN, TRIM AND BASE MOLDING

- PORCELAIN TILE FLOORING

“HIS AND HER” SEPARATE WALK-IN MASTER CLOSETS:

- BUILT-IN HANGING WARDROBES
- BUILT-IN SHOE RACKS
- BUILT-IN SHELVING
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

**SECOND LEVEL OF HOME**

BONUS ROOM:

- 29x14
- 2 CEILING FANS WITH LIGHTING
- ARCHED WINDOW
- PAINTED BUILT-IN ENTERTAINMENT CABINETRY
- STORAGE CLOSET WITH BUILT-IN'S
- ACCESS TO ATTIC STORAGE
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

**EXTERIOR AREAS OF HOME**

- SHADOW VALLEY HOME
- CORNER LOT
- TRADITIONAL ARCHITECTURE
- BRICK AND STONE EXTERIOR
- ARCHED ENTRANCE PORTICO
- ARCHITECTURAL SHINGLE ROOF
- MANICURED LAWN
- PRIVATELY FENCED BACKYARD
- CONCRETE PATIO WITH DINING AND SITTING AREAS
- IRRIGATION
- PROFESSIONALLY LANDSCAPED

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