

# 1020 Wake Robin – Additional Information

## Lot information:

Originally lot #84 in Phase II of Trillium, the lot water frontage is 800 feet and protected by a crosstie seawall and includes a peninsula with 2 large sandy beaches. In addition, the lot includes an island that is approximately 78' x 192' which is protected by railroad crossties and rip rap. When the water is 3' below full pool, you can actually walk out to the island.

- 93 foot long pier with a U-shaped floating aluminum boat dock that has an attached personal watercraft port.
- 44 timer controlled lanterns line the seawall, pier, patio and right side of the driveway
- Landscaping by Ricky Pope, designed to have something blooming year round, includes 8 station sprinkler system that is timer controlled and has a unique rainwater drainage system

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General House Information:

The 8,386 square foot house (6,438 sf heated and cooled) was designed by Micki Jo'ell and built by Frank Williams. It includes a 1,096 sq ft 3 car/boat garage, 356 sq ft utility/storage room, 256 sq ft covered portico and 240 sq ft covered walkway/entrance. There are 2 large attic areas, each with a thermostatically controlled power ventilation system.

- The exterior of the home is Finestone which was applied by Woolard Brothers of Montgomery, AL (see letter of inspection certification, ratings are all highest possible).
- Exterior was painted 2 years ago with Sherwin Williams Sherlastic Elastomeric coating.
- New GAF slate line shingle roofing was installed 2 years ago.
- Cabinets were made by Robert Shirley Cabinets of Birmingham, AL
- Windows and Doors are Pella aluminum clad and double pane
- 4 Trane heat pumps
- 2 80-gallon hot water heaters, both of which are located on the ground floor, provides continuous circulating hot water in Master Suite and instant hot water dispenser at Kitchen sink
- In-ground propane tank services 2 fireplaces and kitchen cook top
- 4 keypad security system monitored by Electronic Security Systems of Montgomery, AL
- House wide sound/intercom/phone/doorbell system installed by Cohen's Electronics of Montgomery, AL
- Direct TV provided by Comlink Cable
- High speed internet provided by Windstream (Also available through Comlink Cable)
- Termite bond and Centricom system monitored by Lex Wedgeworth of Wedgeworth Pest Control since original construction

# 1020 Wake Robin – Room by Room

## Foyer:

- Double door entrance with limestone floor. The doors have middle windows that will open for ventilation and all windows have mini-blinds between the window panes

## Round Living room:

- Low voltage tray lighting
- 2 marble hearths
- Upper windows open for ventilation
- 2 sets of floor plugs, allowing for various furniture groupings

## Kitchen/Sunroom/Family Room:

- Hand pulled hickory wood flooring throughout kitchen
- Nice walk-in pantry, ½ bath, desk area
- Bar area has chilled water dispenser, Kitchen Aid “wet” ice maker, Subzero under counter refrigerator and stainless steel sink
- Music system cabinet with CD/DVD storage pull-outs across from bar
- Wine storage and wine chiller
- Separate Subzero refrigerator and freezer
- Kitchen Aid double self cleaning ovens with one being convection oven
- Built-in large Sharp microwave/convection oven
- Trash compactor
- Stainless steel double sink with garbage disposal
- Instant hot water dispenser on right side of sink
- Gas cook top with 2 spice drawers beneath
- Large drawers and cabinets with vertical dividers for cookware and storage
- Tray lighting above kitchen cabinets
- All “work” counters are Corian
- Custom booth features granite table top with granite surround, booth fabric is laminated to protect from spillage/wet bathing suits
- 4 sets of screened sliding glass doors open to patio to allow for a feeling of a screened in porch
- Pull down shades
- Ceiling fans with individual remote controls
- Gas fireplace with remote and temperature control
- BEAUTIFUL VIEWS of sunrise and moonrise from this room

#### Dining Room:

- Limestone floor
- 2 doors to patio
- Built-in buffet with pull out shelves
- Archway with pocket louvered doors looks into kitchen

#### Master Suite:

- Low voltage tray lighting
- Halogen recessed reading lights above bed
- Security keypad beside bed
- Bedside switches to exterior spotlights
- Sliding screen door opens to patio
- Single door opens to deck with private hot tub and view of the Northern sky
- Wall mounted HDTV
- Keyless dead bolt on door from Foyer area
- His closet has built in chest of drawers with cabinets above (TV outlet)
- Her closet has bench with built in jewelry area
- Closets lead to laundry room and between closets there is a door to the garage

#### Master bath:

- Continuous circulating instant hot water in sinks and showers
- His/her shower combination with lake/garden view
- Wall mounted towel heater
- Built in clothing, linen & laundry storage with window seat
- Built in area for small refrigerator
- TV and phone outlets
- Ventilation in shower and toilet area are both timer controlled
- Exercise area is plumbed for future garden/soaking tub
- Hallway door leads to garage/storage/pet room

#### Laundry Room:

- GE washer/dryer with storage below. Dryer has steam cycle that removes wrinkles
- Tiled drip, dry hanging area
- Desk/folding area
- TV/phone outlets
- Keyless dead bolt to secure Master Suite
- On/Off switch for upstairs Guest Suite heat pump

Workroom:

- Work island with electrical outlets
- Separate on/off heating/cooling damper switch
- TV/phone outlets
- Closet across from Workroom
- Workroom adjacent to garage

3 Car/Boat/Sea Doo Garage:

- Ceiling pull-down steps to large attic
- Double doors open to storage/pet room

Storage/Pet Room:

- Pet door to outside and double doors to outside
- Counter with 2 sinks
- Ventilating fan with timer
- Circuit breaker panels, storage for water toys, yard equipment, etc.

Upstairs Master Suite:

- One 13 ½' x 27' large bedroom w/closet
- Nearby bathroom could be enlarged or another added
- Observation room at the end of the hallway with expansive views has 3 sleeping areas with storage underneath for single mattresses
- Storage bins along hallway
- Walk-in closet in hallway, with small attic access, can service either or both bedrooms

Downstairs Guest Suite:

- 2 large bedrooms with nice sized closets
- Limestone floors into bath and cover shower/tub surround and vanity countertop
- Separate water closet with pocket door
- Soaking tub
- Office/hobby area has lockable file drawers and pull out shelves
- Office/hobby area could also serve as a nursery
- Office/hobby area opens to the kitchen and Guest Suite and has pull down steps to attic