

Special Features

16 Bart Drive, Canton, Connecticut

- **Well constructed using 2" x 6" framing for exterior . R-38 insulation in 1st and 2nd floor ceilings, as well high R foam ceiling of garage. R- 19 in all exterior walls, and R-11 in all interior walls for sound proofing. House is more energy efficient and structurally sound.**
- **Le Page simulated true divided light windows, and French doors.**
- **4-zone hydro air system with First Company air handlers, and American Standard 11 sear condensers. All main trunk lines insulated metal duct work**
- **White Decora light switches.**
- **Built in speakers in front and rear porch ceilings, Dining Room ceiling, Office ceiling, surround sound built-in speakers in Family Room, Master Bedroom, and third floor.**
- **Chefs Kitchen with pot filler and wine chiller.**
- **Family Room has coffered ceiling with three piece crown molding. Every room downstairs and on 2nd floor has crown molding. Custom built-in cabinets in Family Room. Wainscoting and bead board in Dining Room and Foyer, and chair rail in Living Room.**
- **Master Bath has a Kohler water haven shower tower. Master closet has custom built shelving and pole. All other closets in bedrooms and hallways have custom built shelf and pole.**
- **Hardwood 1st and 2nd floor. Berber carpet in Master Bedroom 3rd floor and finished lower level.**
- **14X10 screened in porch in back yard, large flat fenced in back yard backs to open space.**
- **Pavestone 14X14 patio**
- **Front porch is a blue stone surface with lead coated copper clad over front Porch.**
- **Amarr R-13 insulated carriage garage doors.**
- **Aluminum seamless gutters and downspouts provided all with gutter drains which are all connected with 5 inch pvc pipe that drain off the property.**
- **In-ground irrigation system**
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