

## Welcome to 6900 Lake Harrison Circle.

Located in a wonderful neighborhood, this jaw-dropping masterpiece draws your eyes to high ceilings, contemporary influences & sweeping lake views.

Hardwood floors carry through the formal living & dining rooms and into the great room where you'll can't help but notice the impressive two-sided fireplace.

Last year's kitchen remodel delivers superior stainless steel appliances & warm dark wood custom cabinets that are speckled throughout nearby spaces as well. Everyone will cherish gathering in this great room area with an open flow & casual living spaces. A stunning wall of glass offers views & access to the deck that spans the backyard & overlooks the swimming pool.

A second Kitchen is perfect for prepping for parties or large gatherings.

Also on the main level you will find a guest suite, home office & an abundant master suite featuring sunsets, lake views & a cozy space with fireplace.

A fully appointed lower level awaits with a family room that shares a wet bar & billiards area & an exercise room where no workout is complete without a relaxing sauna afterward. Also located on this walkout level are two more en suite bedrooms, a recording studio that's currently used as a 5th bedroom, laundry room & lots of storage spaces.

Outside enjoy 2.2 acres of lush treed landscaping, an irresistible swimming pool, shuffle board & fire pit. Here you will appreciate the natural scenic views & privacy created by Harrison Lake surrounding your backyard.

Garages with hot water in-floor heat are where 8 automobiles can call home. A car enthusiast playground with enough space for 4 on the street level & 4 underneath with access from a 2nd driveway.

### 2014 List of Improvements

- New roof & Hardi Board siding
- New custom cabinets in kitchen, great room, dining room
- Redesigned main level office into a bedroom with private full bathroom & smaller yet nicely sized home office
- New AV system & boiler

All information is deemed reliable but not guaranteed and subject to change without notice.

# Table of Particulars

## Main Level

### Foyer

- Stunning entry with 17-foot vault that extends to the back of home
- Glass French doors with circle transom window
- Column entry & wall sconces
- Large coat closet

### Living Room

- Floor-to-ceiling windows provide stunning backyard views
- Dual sided gas fireplace with hearth that extends the length of the wall

### Formal Dining Room

- 15-foot ceiling with Medusa hand blown glass chandelier
- Butler's pantry with granite countertop, prep sink & new cabinets

### Great Room

- 16-foot vaulted ceiling with floor-to-ceiling windows & doors
- Open to kitchen, informal dining & provides access to the deck
- Dual sided gas fireplace surrounded in tall built-ins & columns with inset lighting

### Kitchen

- Spacious with extra clearance between cabinets & island
- Massive center island with seating for eight
- New custom cabinets with windows as backsplash & accented with under & over cabinet lighting
- Gourmet stainless steel appliances: KitchenAid cook top, wall ovens, microwave, refrigerator, Frigidaire dishwasher

### Informal Dining Area

### 2nd Kitchen

- Fully loaded with appliances plus mini freezer & beverage fridge & lots of storage
- Potential main floor laundry room

### Master Suite

- Bedroom is spacious & private with sitting area & fireplace
- Dressing room has built-in dressers & organized walk-in closet
- Full bath offers Wirsbo in-floor heated tiles, Swirl-Way whirlpool tub has precisely targeted jets that provide the same combination of relaxation & rejuvenation as a deep tissue massage, full wall vanity with two sinks, glass shower with dual head wall mounted & handheld sprayers, private toilet room

### Bedroom 2

- Newly redesigned area offers bedroom & full bath

### Home Office

- Convenient on main level & offers built-in desk & credenza

### Guest Baths (2)

- One by the kitchen & one by the foyer

All information is deemed reliable but not guaranteed and subject to change without notice.

# Table of Particulars

## Walkout Lower Level

10-foot ceilings throughout

### Family & Billiards Rooms

- Fireplace with stone surround
- Sony projector with 96-inch screen & two side televisions
- Wet bar features brass hand & foot rails, beverage fridge & ice maker
- Billiards & card game table areas

### Bedroom 3 - the "red" one

- Large 6-foot tall windows overlook backyard
- Full bath & organized walk-in closet

### Bedroom 4 - the "green" one

- Large sliding doors to backyard
- 3/4 bath & organized walk-in closet

### Bedroom 5 - Study - Den

- Soundproof room designed originally as a recording studio
- Wide plank wood floors, built-in desk, bookshelves & cabinets
- Jewel wood stove with field stone surround

### Exercise Room Area

- Full wall of mirrors
- 3/4 bath, sauna & linen closet

### Off Season/Cedar Closet

- Organized walk-in fully encased in Cedar

### Laundry Room

- Whirlpool Cabrio washer & dryer
- Lower & upper cabinets plus clothes folding area & ironing board cabinet

### Storage Closet

- Houses all audio & video components
- Toshiba Strata DK 280 - business telephone system
- DSC Power 832 - whole house security system
- Sonance Distribution - whole house speaker system

### Utility Rooms & Mechanicals

- Lutron whole house dimmer & lighting controls
- Lennox furnaces & air conditioners with Aprilaire
- Honeywell electric air cleaner & VanEE air exchanger
- A-O Smith water heater, Weil-McLain indirect fired water heater, Kenmore Power Miser 12 water heater
- Wirsbo in-floor heating
- Hayward High Rate Sand Filter for swimming pool
- Utility sinks

All information is deemed reliable but not guaranteed and subject to change without notice.