



(208) 255-2244

## Property Feature Sheet

505 Ravenwood Lane  
Sandpoint, ID 83864

### Entry

- 40' porte cochère
- Colonnade design that carries into home – Custom lighting designed to provide maximum attention to the beams
- Wrought Iron Hubbardston Forge chandelier (Entry & porte cochère)
- Lighting Security & Sound System including exterior cameras by Lutron (Lutron.com) – Doorbell rings cell phone system where you can see who is at your door.

### Flooring

- Smoked White Oak Engineered Floors with a varnish finish – Oak is from France and the Manufacturing by Carlton Wood Flooring out of Compton California.

### Entry Closet

- Extra Large with coat storage
- Whisper Green Panasonic anti-humidity fan (5 of these fans in home)
- Custom Bench
- Bench Lighting is handmade with custom blown glass by Hubbardston Forge manufactured in Vermont
- Railings are made by Randy at Mountain Metals specialty designed and hand stresses

### Powder Room

- Rice Panel Paper window from Lumicor, allows additional natural light while providing a softening look
- Slate Veneer wall – Real slate about an 1/8 inch thick, provides stone wall without it being too heavy feeling
- Balinese (Indonesia) River Rock – with custom mirror
- Custom Designed Sink – lagos blue limestone to compliment slate wall
- Specialty honed granite counter tops

## **Office**

- Custom Built-in Desk
- English Manner style window seating with paneling sides featuring library lighting and under seating storage. Upholstery by Michael at Fine Art Upholstery
- Storage closet

## **Living Room**

- Ribbed Quarter sawn Fir beam colonnade follows roof line to provide a beautiful cathedral ceiling from porte cochère through to living room.
- Ceiling between beams is Cedar
- All paints are Benjamin Moore “Historic Colors Collection”
- Fireplace designed to have extra seating
- Log Storage with Metal base to prevent scratching, Wood loaded from outside, no mess inside.
- Custom Stone from the Local Stutzke quarry

## **Upstairs Bar**

- Bar beverage center by Sub-Zero
- Bar ice-maker by Sub-Zero (clear ice)
- Bar Sink by Bates and Bates
- Bar faucet by Rohl
- Copper siding with custom boot rail by Mountain Metal Works

## **Mud / Laundry Room (13 X 11)**

- Dog Shower (Shower by Brass Tech)
- Washer & Dryer by Miele
- Storage
- Sitting Bench
- Porcelain Floors by Mannington with higher PEI (Porcelain Enamel Institute) Rating for less slip with wet feet
- Fireclay apron Farmhouse Sink by Shawls Originals

## **Pantry (9 X 7)**

- Swinging Doors
- Jerry Short Cabinetry

## **Butler Pantry (8 X 6)**

- Platter Racks
- Cook Book Storage / custom cabinetry
- Removable ladder
- 8' Handmade Cherrywood butchers block

## **Kitchen (650 Square Feet 24 X 27)**

- Custom Fireplace Screen by Mountain Metal Works
- Fir Beam Mantel, matching roof ribbing
- Oven / Range - Thermador Harmony duel fuel pro 48", 6 burner plus grill with two ovens below, with KWC Systema pot filler
- Thermador stainless steel range hood with custom remote vented to outdoors
- Tile Behind Range – Custom Designed Porcelain burnished bronzed colored tile with crackle glass offset tile
- Thermador Cabinet Mounted Baking Oven (Baking Oven)
- Cabinetry by Jerry Short Cabinetry (all beads are mitered not joined)- Clear Alder ([www.jerryshortcabinets.com](http://www.jerryshortcabinets.com))
- 2 Pull up counter height shelves with appliances always plugged in and ready to go
- All commercial grade soft closed drawers with 200 pound capacity (full wall of windows instead of above counter cabinets)
- 27 Feet of Honed Colonial Cream granite Counter tops (works well for baking)
- 2 Kitchen Islands with Minsk Granite Bookend Slabs from Argentina – no seams (believed to be the only set in the country)
  - **Island 1** (10 X 6) with Franke Fireclay Double Width Farmhouse sink (extra filtered water) with KWC Systema faucets with soap dispensers, 1 HP food incinerator with classic air touch switch. Island also contains End Counter pull outs for hanging table cloth / table mat storage, double trash pullouts, Bosch dishwasher. Island 1 also has a separate water filter for people sensitive to soft water.
  - **Island 2** (10 X 4) with Franke Double Width Stainless Steel Farmhouse sink with KWC Systema faucets with soap dispensers, 1 HP food incinerator with classic air touch switch, double trash pullouts, and Bosch dishwasher
- Two refrigerators, Sub-Zero 48" stainless steel with glass door plus stainless steel Sub-zero under counter 2 drawer
- Kitchen Extra Wide Warming Drawer by Thermador
- Microwave Drawer by Wolf (30 inch)

## **Main Level Master Bedroom**

- Balcony Doors
- Custom Paneling throughout
- Individual control reading lights
- Additional special feature not printed – Ask agent for further details

## **Master Bath**

- His and Her Separate vanity and toilet areas
- Hudson Valley Light Fixtures
- Master Closet (21 X 8) with heated floor
- Soaking Tub by Bain Ultra with mounted control panel
- Steam Shower by Therma Sol (Pro-395). Includes 3 head thermostatic shower, with rain shower and handheld.

- Shower Tile is porcelain to look like petrified wood, with a specialty finish, dried, crackled and dragged to give the specialty finish.
- Soft Closing Toilets by Toto
- Men's urinal by Kohler
- Faucets and Fixtures by Rohi, Perrin & Rowe
- Glass wall panels by Lumicor *Raffia* (real natural prairie grass)
- Robe and Towel warming drawer by Thermador
- In drawer power outlets
- Large custom made storage cabinets
- Flooring - porcelain to look like petrified wood, with a specialty finish, dried, crackled and dragged to give the specialty finish. Matched Shower, with a different board sizes to give natural wood feel.

### **Stairwell**

- Leather Tiled walls (not upholstery) with cork backing (noise and firmness).
- Wood Stairs
- Stairway lighting controls
- Railings by Mountain Metal Works with hand stressing
- Stairway lights by Justice Design Lighting

### **Bedrooms:**

#### **Downstairs Bedrooms (All en-suite all including wall mounted flat screen TV's)**

**Note:** All Door Hardware – Rocky Mountain – Solid Finish, substantial hardware (will not wear) Aagesen Millworks handmade alder doors

- **Guest Bedroom 1**
  - Gas fireplace with stone from local quarry
  - Accommodates King sized bed
  - Heavy Blackout Curtains
  - Juparana Granite from Namibia Counters in bathroom
  - Black Cabinetry
  - Faucets and fixtures by Rohi, Perrin & Rowe
  - Walk-in Shower with Seat and handheld shower head
  - Robe and towel warming drawer
  - Handmade Mirror by Jerry Short Cabinetry
  - Soft close Toto Toilet
  - Hallway Library outside of this bedroom
  - Hallway Washer and Dryer by Whirlpool (gas) with dammed floor to prevent any over-flow concerns on wood floors
- **Guest Bedroom 2**
  - Belgium Lenin
  - Raffia window treatments with blackout curtains
  - Tile in Shower has real silver leafing in it

- Faucets and fixtures by Rohl, Perrin & Rowe
  - Robe and towel warming drawer
  - Handmade Mirror by Jerry Short Cabinetry
  - Soft close toilet and vanity in separate room divided by pocket door from shower room allowing this bathroom to act as a powder room for downstairs entertainment areas.
- **Guest Bedroom 3**
    - Deep Shelf Windows
    - Blackout curtains
    - Mannington Safari
    - Faucets and fixtures by Rohl, Perrin & Rowe
    - Handmade Mirror by Jerry Short Cabinetry
    - Robe and towel warming drawer

### **Theater Room**

- 7 foot screen (designed to pass sound through small perforations)
- JVC Projector
- 3 behind screen speakers, surround sound system
- Watch TV, Videos, Games, Apple TV and many other options

### **Wine Cellar (14 X 9)**

- Climate Control
- Jerry Short Custom Wine Racks
- Cork Flooring

### **Downstairs Kitchen Area**

- Full size Refrigerator by GE
- Kitchen sink by Bates and Bates
- Dishwasher by Thermador
- Microwave oven

### **Mechanical Information**

- Forced Air Furnace and Air Conditioning (2 units)
- Whole house humidifier
- HVR System installed
- Culligan water softener
- Commercial whole house generator by Generac Guardian Series (Gas)
- Boiler for Hot Water Heater by Rheem with commercial spider fire
- Bean Central Vacuum System with Kick Toe vents.

