

A Treasured Masterpiece

Welcome to this masterpiece which has been carefully situated on its parcel to maximize for its owners the surrounding beauty which can be seen from within. The five acres of gently rolling woodlands and its meandering creek accentuate the natural beauty of this setting and provides a haven for its wildlife.

This estate will offer a distinctive all cherry wood flying staircase with rod iron balusters that one only sees in the historic estates in Europe and only occasionally in the United States. It is approximately 24,000 square feet of finished space. The lower level facility will contain over 8,000 square feet, and a sub-level conference room has already been constructed underneath that 8,000 square foot facility. All ceilings including the lower level and the sub-lower level are 10 feet in height. The house is carefully positioned to achieve glorious rays of sunlight throughout the day. All the walls, floors, and ceilings are poured concrete, steel reinforced.

The over-sized handicapped elevator will access all five levels. A very unique feature of this house is its state-of-the-art German windows that are beautifully crafted. Interestingly, the quality of the windows also provides bullet-proof glass. The house is being constructed as a "smart house". For example, the front door which weighs 3,000 pounds will be controlled electronically by any interior telephone.

The estate will contain an indoor endless lap pool, virtual golf room, two movie theatres, and a wine cellar. There will be nine fireplaces, and eight full bathrooms and three half baths, three kitchens, two offices, two conference rooms, a billiard room, a game room, one bedroom apartment which includes a kitchen, separate living room with fire place and sitting room, a 2000 square foot elevated deck which includes a ten person hot tub and a four car garage. The house and the garage will be heated by a state-of-the-art radiant floor heating system.

The master bedroom suite will contain over 2,000 square feet of living space - sauna, Jacuzzi, balconies, etc.

The estate is being sold at its present state of completion. Projected figures for completion can be furnished upon request. The Seller has negotiated incredible savings for both labor and materials, up to 50% savings on some items.

It is our firm belief that upon completion, this prestigious estate will appraise well beyond the asking price. This allows you to orchestrate the final touches of the property as it nears completion and it also provides you with a wonderful business opportunity as it is currently being sold under the market. This masterpiece is a one of a kind estate, rarely seen in America.

We will be happy to schedule an appointment for you. Hard hats are required so it is imperative for us to be with you. Your cooperation with this request will greatly be appreciated. You can visit www.myrelatoris.com for a full description of this property and all its features, including the plat.

Special Features

Overview

- 2200 sq/ft Master Suite with large master bathroom, sauna, Jacuzzi, sitting room, formal closet room, and private cantilevered deck
- 2 additional bedrooms each with attached full bathroom
- 1 kitchen and 2 kitchenettes
- 9 fireplaces, and 9 walk-in closets
- 2 offices, and 2 conference rooms including leadership "round table"
- 2 aerobic/exercise rooms and weight room
- Billiard room, game room and virtual golf room
- 10-seat movie theatre with a second movie theatre in the lower level
- 1100 sq/ft private access 1 bedroom apartment within the residence, including full kitchen, living room, sitting room, and full bath

Utilities

All external feeds are underground and use remotely-located metering. No meter reader needs to access property.

- **Water:** 500 ft hydro-fractured well provides 45 gpm into a 2800 gal holding tank, 3 filters, UV lighting, distributed via a patented leak-free system
- **Electrical:** 3-phase commercial power, with full-load backup provided by a diesel generator in a hospital sound enclosure
- **HVAC:** Computer controlled system

- **Cooling:** provided by commercial chillers- sized to keep house cool with a thermal load of 150 people on a 95 degree day
- **Heat:** Multi-zone, radiant in-floor heating throughout- supplemented by quick-acting forced-air heat when person first enters a zone. Cost for heating/cooling the house is estimated to be \$350.00 per month.

House Features

- Secure "safe" room
- Fully-integrated computer controlled security system
- Full video surveillance with video display on all TV's
- Security shutters on all windows and doors
- Hands-free access, via phone system to unlock front door
- Oversized full elevator (services all 5 levels)
- Elevated Deck across rear of house amounting to 2000 sq/ft
- 10-person outdoor Hot Tub
- Spacious Pool
- 4-Car Garage

Floor, Wall and Roof Structure

- Commercial concrete and steel (no structural wood used)
- All walls use commercial cavity construction averaging 20" thickness providing an extremely thermal efficient structure
- Open web red iron bar joist w/ corrugated light gauge metal decking w/ 4' +/- of 3500 psi concrete w/ fiber mesh
- Light gauge metal interior walls, after the concrete has been painted w/ waterproofing masonry paint
- Light gauge metal roof truss
- Roofing will be architectural asphalt and slate in appearance

- The entry roof is curved frosted polycarbonate on pillars
- Gutters are rolled at site aluminum w/ rain fall gutter covers, all downspouts to be on ADS extension to move water away from house
- Deck material – no maintenance EON decking with glass fiber optically lit rails

Exterior

- Wall coverings is brick and stone, the only exception is dormer bump-out on the garage which is Hardie Cement Board Siding
- Doors and windows by Heinzmann
- Bullet proof specially designed German windows with roller shutters for extra safety if there was a break in
- Sidewalks are slate in pea gravel
- Driveway is Asphalt with marble chips imbedded during paving; construction driveway is #2 blue stone on a rubber mat to allow close positioning to trees
- All exterior trim is Cement Board Trim
- Rear deck and Gazebo
- Deck will be Brazilian Teak screwed down with pressure treated frame, the Gazebo will be made of clear Cedar and master bedroom balcony will be of concrete, all railings will be of tempered glass

Special Features for Specific Rooms

Central Hall

- Flying cherry wood staircase with rod iron balusters with birdcages
- Atrium
- Designer Italian and Middle Eastern tile throughout the levels indicated on the floor plan
- Exquisite 12 by 12 soft range of beiges on the floor in a checkered pattern

Master Bath

- Marble tile in shower on walls
- Sauna
- Heated shower benches, towel racks
- Moon shaped ceiling over the Jacuzzi bath tub planned to be painted like the sky which at night can have celestial optical lighting that twinkle like stars

Master Bedroom

- Cantilevered concrete deck with planed iron railings – you can almost touch the trees
- Stone Fireplace
- Hardwood flooring in the master bedroom and sitting room
- Wet bar
- Oversized closet with recessed lighting and large center cabinet specifically designed to organize your attire in an efficient manner
- Secondary closet for the more casual wear

Dinning Room

- Tray Ceiling
- Huge windows
- Stone fireplace
- Hardwood Flooring
- Columns

Kitchen

- Specifically designed for two Chiefs and two Su Chiefs
- European Luxior frameless cabinets
- Two dishwashers, one raised
- Four sinks
- Two GE Monogram stainless steel stoves, one electric and one gas
- Two side by side freezers and refrigerators
- Archway from kitchen that looks out unto the sunroom and wall of glass that surrounds the sunroom
- Flat screen television built into the cabinetry

Study

- Coffered Ceiling
- Raised cherry floor to ceiling raised cherry paneling and cherry crown molding
- See through fireplace to the Billiard room with a masculine but not heavy fireplace mantle. It is colonial in style with dental molding and fluted pilasters
- Hardwood flooring

Billiard Room

- Shared see through fireplace with the study
- Same raised cherry paneling as study but half way up wall with chair rail molding
- Hardwood flooring

Walk out Lower level – not scheduled to be finished

- Endless lap pool – the pool is in place but not hooked up
- Virtual golf room
- Game room
- Art Room
- Exercise room designed for aerobics
- Exercise room designed for a weight room
- Den
- Two full baths
- Kitchenette
- Recreation Room with a stone fireplace
- A second theater room
- Wine cellar
- Study with a wet bar
- Large patio that surrounds the exterior of the lower level with a retaining wall

Sub-Floor Lower Level

- Already poured 13 person concrete round table that could be tiled with blue marble designed after the room in the movie “First Knight”. An opportunity to truly step back in time.