

Special Features of 580 Foxen Lane

Below are some features that help to make 580 Foxen Lane a very special home. They may not all be visible, but they contribute greatly to the home's value and comfort. These features are in addition to those common to all four homes.

Floorplan

- The convenience of an open floor plan with each area having its own distinction.
- Dining room has a unique alcove wall and raised tray ceiling.
- Furniture plans have been designed to check function, versatility, traffic flow, and ability to move furniture into and out of rooms.
- Bedroom closets have bi-fold doors for a complete view of the interior.
- Bedroom closets have both versatile hanging and shelving built in.
- Master bedroom has a large walk in closet with an additional 4' closet.
- Two additional hall closets and another in the master bath provide more storage.
- Larger trim molding and baseboard provide more architectural detail.

Mechanics

- Sanyo roof panels and a Fronius inverter deliver all electricity needed in this size house.
- The size of the solar system is the largest allowed for use in this type of home.
- Rinnai instant hot water heater is positioned to deliver hot water quickly.
- Payne furnace, centrally located in attic, delivers 90,000 BTUs of heat.
- Payne central air conditioning unit produces 4.8 tons of cooling.
- NuHeat floors warm bathrooms with individually controlled thermostat and timer.
- CTV and phone outlets are controlled from single control board.
- Fireplace (Avalon 864 TRV heats 1,400 S.F.) is designed to use the fuel burned for additional heat.
- Insulated interior walls reduce noise from within the home.



Lighting

- Enhanced lighting utilizes the American Society of Interior Designers recommendations.
- Accent lights on the fireplace, custom hood in kitchen, and dining room walls create interest and atmosphere.
- Dimmers are installed on all lights where possible.
- Kitchen has under and over cabinet lighting with a three-light pendant above the island.
- Dining room has extra lighting options to set just the right mood.
- Garage has plenty of daylight and energy efficient overhead lighting.

Kitchen

- Kitchen and baths are designed to National Kitchen and Bath Association standards.
- All cabinetry has a superior baked-on finish and full-overlay door style.
- Drawers are dovetailed, solid wood, with heavy-duty full extension accessibility.
- Cherry cabinets include a heavy-duty lazy susan, roll out-trays, and trash/recycle bin.
- Note the number, depth and size of drawers in this kitchen.
- Cabinet for built in microwave is increased depth from a standard 12" to 18".
- Modern Air custom hood insert provides 450 CFM ventilation and two halogen lights.
- Both the lights and vent are adjustable.
- Jenn Air Pro-Style appliances include a slide-in dual fuel range with convection oven, warming drawer, and high BTU gas burners (16000, 15000, 9200, 5000 BTU)
- Side by side refrigerator (22 CF) with filtered water and icemaker.
- Single 28" bowl, 18-gauge stainless under mount sink in the kitchen has a 1/2hp InSinkErator disposal with air switch and matt black Moen pull out deck mounted faucet.
- Built-in desk with CTV, telephone and internet plugs.
- Heavy-duty, custom-welded brackets at the solid " wood bead board on the kitchen island provide ultimate support.

Laundry

- Laundry room has maple base and wall cabinets.
- Large utility closet with deep shelves has it's own electric outlet.
- Three windows provide natural light and great views.
- Sink is 15 x 21 x 10 18-gauge, heavy duty, under-mounted stainless.
- Kohler stainless pullout faucet is deck mounted.

Baths

- Hall bath has separate cherry vanities with individual deep medicine cabinets.
- Cabinet above the Kohler one-piece comfort-height toilet adds convenience.
- Hand-held shower mounted on an adjustable slide bar in the hall bath.
- Kohler sinks are under-mounted.
- Walls are backed with solid wood at all grab bar locations.
- Faucets and towel bars are Moen oil rubbed bronze.
- Porcelain tub/shower walls and have built-in niches and coordinate with floor tile.
- Master bath has two separate comfort height cherry vanities, each with six drawers plus cabinet storage and individual medicine cabinets.
- Hand-held shower is also provided at the Hydro System thermal air tub.
- Master shower also has hand-held at the bench seat, rain head above and wall shower.

Garage

- Extra deep (27") for additional storage.
- CTV and telephone outlets.
- Wayne Dalton insulated garage doors with automatic door opener.
- Garage floors sealed for low maintenance.
- Werner attic ladder operates with hydraulic lifts and has a 300 lb capacity.

Exterior

- All porch railing and roof is zero maintenance
- Cement walkways color tinted and sealed.
- Patio connects to trellis walk way and is closed with a gate.
- Extensive native landscape is on automatic watering system.
- Extra large concrete pad for refuse container storage.

Flooring

- Natural cherry hardwood compliments cherry cabinetry throughout home.
- Carpeting is soft, 100% nylon.
- The tight organic textural pattern hides footprints.
- Carpet padding is upgraded to a high-density 3/8" 8 lb rather than the standard 1/2" 6 lb.
- This combination of pad and carpet will last longer, look better, and is easier to walk on.
- All bath and laundry floors are porcelain for durability.
- Wood floor in front bedroom provides an enhanced office option, or an allergy free room.

Countertops

- All countertops throughout home and tub decking are granite.



Welcome to Los Alamos.
Thank you
for visiting us.

