

## Additional Information for 549 Mohawk Heights, Florissant, Colorado

### Unique Home Features

- 1 20 ft ceilings in Grand room, Morning Room, 15 ft ceiling in Library
- 2 Tray ceilings in Dining Room and Downstairs Master Bedroom
- 3 Stone hearth with stone chimney in library and ground floor master bedroom
- 4 Imported marble hearth and fireplace mantle in Grand room
- 5 Antique stone fireplace mantle in with stone hearth in downstairs Master Bedroom
- 6 Ceiling fans in every bedroom, and grand room, morning room, and library
- 7 Large kitchen, adjacent morning room, grand room, formal dining area, mud and laundry rooms, library, walk-in pantry, large master en suite on ground floor, 4.5 bathrooms, and 4 bedrooms with another master suite upstairs. 3 car garage.
- 8 2 interior stair cases with decorative railing and gallery overlooking Grand Room
- 9 All solid wood interior doors
- 10 5 exterior glass doors with decorative iron scroll work between panes
- 11 All fossilized bamboo hardwood floors. Travertine in Kitchen, Morning room, and all bathrooms
- 12 Master Bathroom has large walk-in shower with 5 shower heads and large soaking copper tub
- 13 300 sq ft storage room off Master bedroom upstairs
- 14 Recycled countertops in kitchen and bathrooms, very durable and maintenance free
- 15 Jacuzzi tub in upstairs jack and jill bathroom with additional large walk-in custom shower
- 16 Large customized closets in all bedrooms, 3 of 4 bedrooms have walk-in closets
- 17 Child resistant receptacles throughout home
- 18 Closets in Downstairs Master Bedroom large enough and currently serve as dressing rooms
- 19 All rooms filled with natural light, most windows are South facing.
- 20 High end lighting - LED lighting throughout home
- 21 Custom cabinetry FSC woods, no VOC finish with wine rack, hidden trash, pull out bins, and farmhouse chicken wire inserts in built in buffet
- 22 12 foot steel and glass insulated double front doors
- 23 Inlaid imported tree of life tile in floor by double front doors
- 24 Marble double farm sink in kitchen
- 25 Electronic Hands free Kitchen Faucet
- 26 ThermoDor 6 burner induction cooktop with Thermador hidden high capacity exhaust fan
- 27 All stainless steel GE appliances with permanent finish
- 28 Dual conventional and convection wall oven
- 29 New built-in microwave
- 30 Highly efficient and quiet dishwasher
- 31 Laundry room washer and dryer with large stainless steel laundry sink
- 32 Brushed bronze door and sink hardware
- 33 All trim stained to match bamboo floors
- 34 3300 sq foot walk-out basement with 3/4 bathroom
- 35 Touch free toilet and custom mural in downstairs powder room
- 36 Four Large 10X10 structural wooden columns connected with arches to delineate dining room
- 37 Furnishing are available to convey
- 38 Currently operating as a B&B with privacy key locks and electronic lock on mud room door