**Gulf Hill Certified Milking Parlor – aka Gulf Hill Dairy.**

All Doors and Windows by Marvin – [www.marvin.com](http://www.marvin.com)

All floors are radiant heat

(<https://www.viega.us/en/products/innovations/viega-proradiant.html> )

Almost everything electrical is computer controlled

Almost all rooms have Cat 6 Ethernet, Cat 5e Ethernet and Cable Outlets.

iOS app can control mostly everything from almost any location on the planet.

**Kitchen.**

American Clay Walls <https://www.americanclay.com>

Art Concrete Countertop and Island <https://livingstoneconcrete.com/#/page/home/>

With embedded 160 Million Year Old Jurassic Ammonite (Madagascar)

Kitchen Island – 2” Maple strips nailed together – circa 1900 Found on floor of New Bedford Mill Supported by Antique Drafting Table.

Copper Backsplash.

Pop Up Stove Vent.

Awning Windows.

Central Vac on floor by prep sink – foot actuated.

Central Vac.

Amish Cabinets – self close, hidden hardware

Thermidor 6 Burner propane stove with oven.

LG Fridge French door, freezer on bottom

GE Monogram Advantium Oven (Halogen Heat and Microwave)

GE Monogram Trash Compactor

GE Monogram Warming Drawer

GE Monogram Dishwasher.

Custom Copper Main Sink with Disposal.

Main Sink has “instant” hot water heater under sink.

Copper prep Sink - also with Disposal.

Pop-up Electrical Outlets set into Concrete.

Draining board set into concrete by main sink.

Vermont Castings “vent free” propane fireplace.

4 Speaker built in music (Zone 2).

Silos Shingled on the inside (whimsy)

Brazilian Cherry Floor – 5” Quartersawn, clear grade.

**Breakfast Nook.**

Access to Main deck.

Awning and sash windows.

**Butlers Pantry.**

Amish Cabinets – distressed (old farm Whimsy).

Cabinet glass is handmade.

Countertops - Art Concrete with striations.

American Oak Custom Circular Stairway to offices.

Stairway Mahogany handrails custom made by computer CNC – Horner Millwork <https://www.hornermillwork.com>

Awning Window

Brazilian Cherry Floor – 5” Quartersawn, clear grade.

**Dining Room.**

American Clay walls.

Roof Lights.

Floor to Ceiling Stone Fireplace with power outlets.

Fireplace Mantel offset from stone to allow light to pass – Douglas Fir.

2,000 lb granite slab hearth Fed with external Air via 5” pipe.

Belt Driven fan – Fanimation “Brewmaster long neck”

Brazilian Cherry Floor – 5” Quartersawn, clear grade.

Tapered Custom Columns.

HubbartonForge <https://www.hubbardtonforge.com> light fixtures.

In floor power outlets.

Built in cabinets.

**Living Room.**

American Clay walls.

Belt Driven Fan.

Powered Projector Screen.

Small Deck overlooking garden – Azec Flooring, Mahogany railings.

French Doors to both decks.

Floor to Ceiling Stone Fireplace with 2000 lb granite slab hearth.

HubbartonForge light fixtures.

Brazilian Cherry Floor – 5” Quartersawn, clear grade.

Hand Carved Mahogany Pub – Copy of British Pub (whimsy).

Pub has built in GE Monogram Fridge/Ice Maker.

Pub has built in GE Monogram tall glasses dishwasher.

Multiple Computer Access Outlets.

In floor receptacles and HDMI cables.

Two Fujitsu Mini-Split AC Units.

Built in cabinets.

Sound System – 5 Speakers, 2 Sub Woofers, Denon AVR, Traid Pre-amps.

Central Vac outlets.

“Secret Door” behind pub hides Electrical Panel, Dimmers and storage.

**Offices.**

Brazilian Cherry Floor – 5” Quartersawn, clear grade.

Bridge between offices has in floor lighting Mahogany and Maple railings.

HubbartonForge <https://www.hubbardtonforge.com> light fixtures.

Custom Office Light Fixtures.

Silo roofs have rope lighting.

**Upstairs Powder Room.**

American Clay walls and ceiling.

Toto Comfort Height Toilet.

Outlet behind Toilet for future electric Toto (whimsy).

HubbartonForge <https://www.hubbardtonforge.com> light fixture.

Pedestal Sink.

Toto Urinal with self flushing“fuzzy Logic” .

High Bead-board Wainscoting

Awning Window

Motion activated lights.

Tile Floor

Elevator Power, Framing - outside power room Ready for “Minivator”.

**Game Room**

Amish Kitchen Cabinets.

Sink.

Undercounter Fridge.

Secret Door to Main Attic.

Access Hatch for 2nd Attic.

Awning Windows

Mini-Split AC

**Storage Room by Powder room.**

Amana Fridge with lower freezer.

Electrical Panel.

Computer Auxilliary connection store.

Automatic Light.

**Foyer.**

Double wide Mahogany and Maple Stairs with under tread lights from Horner Woodwork.

Hubbarton Forge Fixtures.

Wide Mahogany & glass side door.

Main Entrance Mahogany & Glass French doors.

American Clay walls.

Roof Up Lighting.

18” Tile floor

Guest Closet with automatic light.

Central Vac.

**Exercise Room.**

Cork Flooring.

Built In cabinet

Rennai Water Heater

Mini-Split AC

Built in Music.

**Mechanical Room.**

Weil McLain Propane Furnace.

Viega Radiant Floor Controls For 12 Zones.

Individual Water Shut Off’s.

Tile Floor.

Dimmers for lighting Control - Ground Floor.

Window and Door Alarm Panel.

Voice Recognition-Response Computers.

Lower level Sound System for each room on ground floor.

Un-interruptable power supply for computers.

Ethernet terminations etc etc.

In Floor Drain.

**Library.**

Music.

18” Tile Floor.

Exit to Bluestone Patio.

Motion activated Bookcase Lights.

Bookcase entrance to 2nd Master Suite.

Built in Bookcases.

**Pool House Bathroom.**

High bead board Wainscoting.

Corner Sink.

Toto Comfort Height Toilet.

Outlet behind Toilet for future electric Toto (whimsy).

**Master Bedroom.**

Stone entranceway.

Stone working fireplace.

Hubbarton Forge fixtures.

Pocket doors for walk in closet, mini closet and Master Bedroom entrance.

American Clay Walls.

Crown Molding.

Ceiling Fan with Light.

Custom doors leading to Master Bathroom.

Carpeted.

Music.

Walk in closet.

In wall sound insulation.

**Master Bathroom.**

Tile floor.

Separate Toto Comfort Height Toilet and Corner Sink with pocket door and outlet behind ToTo.

Tub with body jets.

Custom Shower with river rock floor.

Back to Back vanities.

Illuminated Mirrors.

Rennai Shower Temperature Control.

Exit to yard.

Makeup area.

**Laundry Room.**

LG “Tromm” Washer and Drier on Pedistals.

Laundry Sink.

Built in Cabinets.

Built in Ironing Board.

Tile Floor.

Pocket Door access from Stone Hallway.

**Greenhouse.**

Antique Double Drainer Sink with legs.

Build in shelves.

Slate Floor.

In Floor Drain.

Computer activated windows open for hot, close for rain.

Shingled walls (whimsy)

Exit door to yard.

Exit door to Garage.

**Music Room.**

Vermont Castings Propane Stove.

Stone Fireplace.

Built in cabinets.

Carpet and tile.

Kitchen area with Eucalyptus Amish cabinets and granite countertop and under counter fridge.

Exterior water shutoff inside cabinet.

Central Vac.

Music.

**South Guest Bedroom.**

Crown Molding.

Carpet.

Mini-Split AC.

Closet with automatic light

Pocket Door to Jack and Jill Bathroom.

Music.

Central Vac.

**North Guest Bedroom.**

Crown Molding.

Carpet.

Mini-Split AC.

Closet with automatic light

Pocket Door to Jack and Jill Bathroom.

Music.

Central Vac.

**Jack and Jill Bathroom.**

Separate Toilet Area.

Tile floor.

Tub with jets.

Shower.

Built in cabinets (Amish).

Toto Comfort Height Toilet.

Outlet behind Toilet for future electric Toto (whimsy).

**2nd Master Suite (accessed from Library hidden door).**

1 Bathroom.

Toto Comfort Height Toilet.

Outlet behind Toilet for future electric Toto (whimsy).

Tile Floor.

Built in cabinets (Amish).

Oversized shower room with steam and multiple jets.

2 Bedroom.

Music.

Mini Split AC.

Carpet.

3 Sunken Room off Bedroom.

Lit top of silo.

Carpet.

Projector ready.

**Exterior.**

Azek Decks – 2nd floor.

Mahogany Deck – covered side entrance.

Water to 2nd floor deck

Power to all decks.

Deck lights.

Glass topped posts.

Several exterior Water Outlets.

White and Red Cedar siding.

Mahogany Sills.

360 views from upper deck (Highest point in Dartmouth).

Conduit from Mechanical Room for exterior lighting.

Side of house mailbox with electronics inside.

Ring V2 Doorbell with Camera.