

A Brief Description of 154 Byram Shore Road, Greenwich, CT 06830

This newly built magnificent Shore Colonial Dwelling offers **5,700 ft² +/-** of living space, including (5) en-suite bedrooms. The third-floor octagonal cupola offers stunning views of the Long Island Sound. The house is fully equipped to utilize Smart House Technology including a controllable burglar alarm system, wireless sound system, automatic window shade control, and wired 120 v. outlets with timer capability.

The home has a monitored fire alarm system and a controllable burglar alarm system. Wireless sound system capability is available in each room, as well as the front porch, rear terrace, and cupola. Windows are wired for automatic shade control that can be remotely controlled from anywhere in the world through an iPhone [or similar] device. Windows have a 120 v. outlet that can be programed to simultaneously turn on/off for festive [holiday] lighting.

The entire house is heated and cooled by (2) Carrier Infinity-98 series [up to 97.4% efficient] gas-fired, modulating condensing furnaces, approximately 80000 btu's with a 5-ton Carrier horizontal cooling coil and 3.5 ton Carrier up-flow cooling coil. Each unit has an Aprilaire media air cleaner . An Aprilair Model #800 steam humidifier is installed in the basement. Each unit has (3) zones. Hot water is provided by a 100000 btu's (50) gallon tank. [#GP6 50 YTPDT]

Rear terrace is a 400 ft² porcelain floored patio with a [natural] gas-fire [69,000 btu's] barbeque, model L700; a 24" sink model LSK24 and a 20" Refrigerator Model L500REF. All equipment is by Linx. Terrace also, has a [natural] gas-fired fireplace with large surround.

This home has a 60 kw 400 amp [natural] gas-fire generator with automatic transfer switch that will immediately power the ENTIRE house in an emergency power outage.

Installed [from the street] are: newly installed underground, electrical service, wifi/cable, gas line, new sewer line to basement, with about 27 ft of existing [town] sewer line under street, "lined" to the main street sewer pipe....as tree roots were observed in that pipe.

First Floor: 3,300 ft² +/- Open Foyer, Living Room with Fireplace, Breakfast Room, Open Air Eat-In Custom Kitchen, Butler Pantry accessed through pocket-doors, with Sink, Wine Cooler, Refrigerator, Dishwasher, Master Bedroom Suite with custom Bath and Shower, and Walk-In Closet, Guest Bedroom with en-suite Bath, Mud Rm with Large Shower, Laundry Rm.

Second Floor: 2,200 ft² +/- (3) Full Baths, (1) Powder Room, (1) Washer/Dryer Hook-up.

A Detailed Description of 154 Byram Shore Road, Greenwich

The House: The original house which only had a 2-3 foot crawl was demolished and converted to a 2500 sf finished basement. This was accomplished by excavating/removing about 7 feet of mostly rock.

The footing system [https://www.youtube.com/watch?v=l_eQN8mgldo] called Form-A-Drain was then installed around the house perimeter. Form-A-Drain has a built-in design drainage system. The 2 x 10 formwork is hollow which is ideal for any water seepage and radon*. And is connected to (2) large pipes, 3 feet in diameter, from below the foundation to ground level. Each pipe has a 1.5 hp ejector pump that will automatically pump any water to culverts located, (1) at the south side, and (1) at the east side of house.

*Note: this system is adapted to evacuate any radon, by 4 inch pipe from footing to extraction fan installed under the roof and exhausted outside.

The foundation system [<https://www.youtube.com/watch?v=WN81Og0tYxU>] called Logix was used for exterior basement wall construction.

Exterior wall from basement up is approximately 8" thick, consisting of 2x6 [16" on center] fully filled with foam insulation with ½" gypsum board.. The outside is 5/8" plywood, tyvek wrap and finished with cedar shingles, 5" to the weather.

All windows and large exterior doors are Andersen 400 series.

Interior structural walls are 2x6's with remaining partition walls constructed with 2x4's. Header beams are double or triple LVL's or Steel I-beams, depending on span. Floors are constructed with 12" TJI's [I-Beams] 16" o.c. creating a floor with zero bounce. 3/4 " OSB's (oriented strand board) is installed as subfloor. This floor design is over twice the strength of conventional construction.

The roof support has a structural design of 2x10's filled with foam insulation and topped with 5/8" plywood and Ply Gem synthetic slate roofing. All leaders, gutters, overhangs and Cupola (octagon) shaped roof are made of 18 ga leaded copper. All exterior wood doors are custom with high quality Emtek Hardware

Garage: is 25' wide x 28' deep, has a 11' high ceiling with (4) large windows and a utility sink. The epoxy coated floor and base extend all the way to basement level. A rear door leads to the backyard.

Basement: The 2500 ft² +/- finished space is comprised of (4) rooms. Each space has wood grained ceramic tile flooring and base. Rooms are wired for cable and wifi. The basement is a large, blank canvas that can be designed the needs of the homeowner. One room contains a gas-fired fire place offering an intimate and relaxing feel, while another, larger room (1000 sf) is perfect for entertaining a big crowd.

First Floor: The 3300 ft² +/- is accessible through (4) entry points, including the garage, the basement, the first floor and the Studio upstairs. The main entrance opens onto a beautiful and wide staircase to Second Floor. Upon entry there is an immediate view of the contemporary kitchen through a spacious living room. All living have white oak 5" wide glued and nailed, as well as high base and cove moldings at ceilings.

Master Bathroom has an underfloor tile heating system controlled by a digital/electric thermostat. The en-suite bathroom has a large shower with a body-spray and rain shower and a stand-alone bathtub. The large dressing room includes a [added] separate hallway egress and access.

Guest Bedroom: is en-suite, with a floor to ceiling built-in closet unit with dressing bench.

Living Room: has a transom sliding door, opening to a bluestone floored front deck. The gas-fired fireplace can converted easily to a traditional log-burning fireplace. [Note: the fireplaces on the Second Floor and Basement also can be easily converted to log-burning].

Octagon room has (6) large windows. It can be used as a dining area or den. The oak flooring provides a one-of-a-kind octagon pattern.

Kitchen: The large [full height- top lighted] kitchen is manufactured with A-grade plywood and (6) coats finish sprayed paint, has quartz countertop with large sink w/disposal and Wolf Cook-Top also a [BI-42UFD/S] Full-size Subzero refrigerator, a double oven and a dishwasher. The 7' X 5' center island [also] with quartz countertop has sink and microwave. This countertop has overhang to accommodate up to (5) high chairs. Adjacent is a dining area designed for long 10'

table. A pair of doors leads to a porcelain paved terrace outside and the backyard [see above for terrace details].

Butler's Pantry: Consists of; 17 c.f. Whirlpool Refrigerator, a wine cooler and 8 ft of kitchen [full height- lighted] cabinets [s/a main] with quartz countertop, sink and dishwasher.

Laundry Room: has ceramic tile floor and contains a 4.5 c.f. washing machine [Model GFW49ORSKWW] an 8.3 c/f gas-fired dryer [Model GFD49GRSKWW], a 5'0" base cabinet with marble countertop and large ss sink.

Mud Room Area: This has access from the exterior, includes tiled floor, toilet, sink and 54"x 36" custom shower with pebbles flooring. Also, a bench and storage cubes and coats-hooks. Also adjacent, is a large coat closet.

Second Floor: 2,200 ft² +/- is accessible by (2) stairs. All living areas have white oak 5" wide glued and nailed.

Bedrooms: The (2) south-side bedrooms are 'mirror image' with full en-suite, and 5' x 30" showers and built-in units.

Playroom: This is a great bright room with large 12' wide unit with sliding doors opening to an outside deck. This room has a gas-fired fireplace and (2) alcoves, each with casement windows. That are ideal for a computer desk location. A circular stairs leads to the octagon shaped Cupola above with views of Long Island Sound.

Octagon: This room has (6) large windows, can be used as a leisure area and is equipped for TV and Wifi. Oak flooring is installed in octagon shaped symmetry.

Study: This area has (5) casement style windows and is [wifi] wired for a home office.

Studio: This large room can also be utilized as a Master bedroom. It has a full bathroom with Jacuzzi and double sinks. Also a walk-in closet designed with regular and long-hangs and shoe-

storage shelves. This Studio also has a stairs to first floor and directly to the outside next to the garage. Both doors to Studio have keyed locks for privacy.

The Grounds: The house sits on .52 acre. The perimeter of the site has trees [mostly evergreen] on the South and West sides and stone walls on the North and East sides. There is also c. 3'6" high stone wall full length of West side. The remaining area is sodded with Kentucky bluegrass and has 10-zone sprinkler system with automatic rain sensor.

The driveway is blacktop with Belgian Blocks, both on the flat and perpendicular full length along each side. Both entrance and exit have about 10' of Belgian Blocks on the flat, full width of driveway.

Also, the leaders/gutters run into specifically constructed cultecs around the house. Additionally, (2) large cultecs were constructed, one on the east side and the other on the south side. AND a large drainage area was constructed at the southwest side.