

MLS #: MC7452364



7103

POMANDER LN

\$2,845,000

### Features

MLS #: MC7452364

Total Sq. Feet: 8,750

5 Bedrooms

5 Full, 2 Half Baths

\$180K Audio/Video Package

\$140K HVAC System

2 Car Garage

Heated Driveway

Price: \$2,845,000



Dan Bujak

Flaherty Group, Inc. Realtors  
301.675.1682  
dbujak@reStudio.biz



This Grand European villa was constructed only 3 years ago by one of the areas leading builders as their primary residence. Loaded with top of the line features and extras: \$180K audio/video package, \$140K HVAC systems, Gorgeous cherry front door, heated driveway, and the list goes on, on! A home like this doesn't come on the market often.



Information is deemed reliable, but is not guaranteed.

# 7103 Pomander Lane—Overall Features

- Weather Shield windows with argon gas between the panels for high energy efficiency.
- R19 insulation in walls, R38 in ceiling.
- Over engineered floor joists (14in TGI) with shock absorber insulation and 1½ inch sub-floor to eliminate any kind of vibration while walking on them.
- Three wireless access points throughout the house
- All bathrooms and kitchen have heated floors with programmable thermostats.
- Heated driveway
- In case of power outage, everything is ready for gas generator (panel, gas line, patio), just need to buy a generator.
- Windows treatment - Every window has blinds - \$40K value
- Intercom system
- Alarm and surveillance hard wired (not wireless)
- Hidden sprinkler system and carbon monoxide detectors throughout the house.
- Hardwood floors throughout; wide, select oak. Cherry railings.
- Oversized gutters with screens
- Roof - synthetic slate by EchoStar and copers snow guards.
- Cell phone booster antenna – \$4K value.
- Service stairs
- Framed for elevator.
- All interior doors solid
- All bathrooms have frameless glass shower doors
- Interior doors are 8 feet tall
- Nine foot ceiling in basement
- Ten foot ceiling everywhere else
- Extra wide stairs – 12 inches (code calls for 9.5in)
- Central vacuum – 7 access points with hoses in-walls + 1 in garage
- 4 tankless water heaters, 1 water heater
- Circulator for hot water (so warm water comes on right away)
- 2 sump pumps
- Solid concrete foundation
- All heat is natural gas.

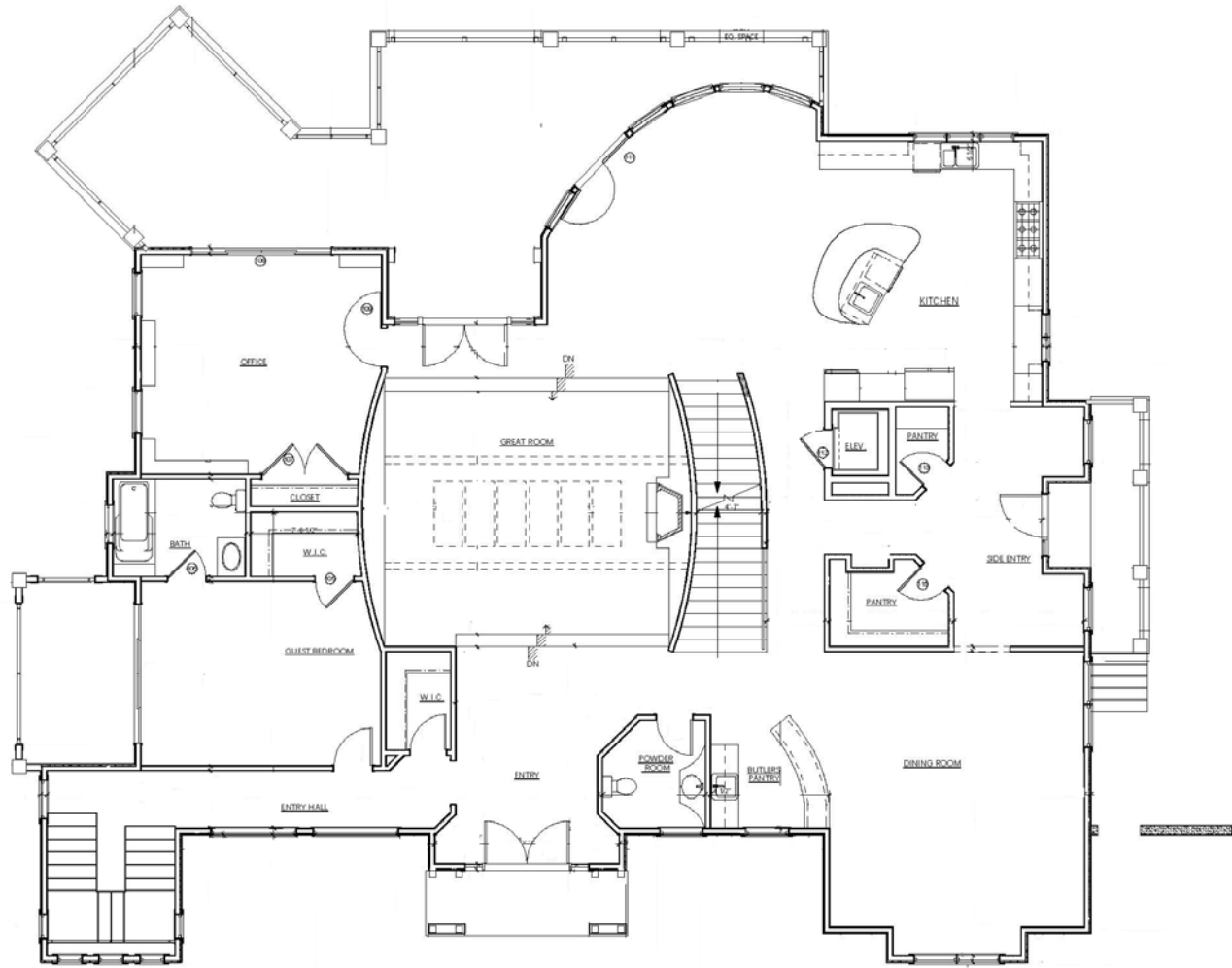
## Audio/Video System

- Total system valued at \$180,000
- Fifteen audio zones (Master bedroom, master bath, 2<sup>nd</sup> bedroom, 3<sup>rd</sup> bedroom, 4<sup>th</sup> bedroom, deck, great room, study, patio, pool table room, kitchen, dinning room, family room, exercise room and play room)
- Pioneer Elite HDTV Plasma TVs for every bedroom, great room, family room and breakfast room.
- Great room, family room and master bedroom have 5.1 surround sound systems.
- Remote controls can control any unit in the house.
- DVD system that holds 600 movies
- Three DVR players.
- Surveillance system – can be controlled from any room.
- House wired for both Comcast and Fios

## HVAC System

- State of the art, high efficiency Lenox 21 SEER HVAC – 6 systems total – make up 20 zones throughout the house with 16 thermostats (each room has separate zone)
- High and low air supply system, to maximize energy efficiency during summer and winter.
- Instead of ceiling fans to circulate air there is high velocity air system (shoots the air at high pressure to create a movement).
- Four humidifiers for whole house (2 upstairs are steam humidifiers).

# First Floor Features



## Entry way

- Custom cherry wood entry door (\$15,000 value)
- Custom designed mosaic in the entry walkway (\$10,000 value)
- Marble tile

## Dinning room

- Custom rosewood cabinets
- Dishwasher – Miele
- Wet bar
- Lighting for Art

## In-Law suite

- Jacuzzi
- Heated floors in the bathroom
- Marble countertops
- Pioneer Elite Plasma TV

## 1<sup>st</sup> floor bath

- Natural stone tiles
- Marble countertops
- Rosewood cabinets
- European designer faucet

## Kitchen

- Double oven Miele (convectional)
- Miele warmer
- Miele microwave (and convectional oven)
- Miele range – 6 burners
- Miele exhaust hood
- Miele express coffee machine
- Thermador refrigerator and freezer
- Double sink
- K4 award winning faucet
- Island with sink and garbage disposal
- Cabinets made of English sycamore and rosewood.
- Miele dishwasher
- Vacuum-suction cleaner at the bottom of kitchen cabinets
- Xenon lights under cabinets (dimnable)
- Speakers

## Breakfast Room

- Nine feet doors to the deck
- 58” Pioneer Elite TV
- Tray ceiling

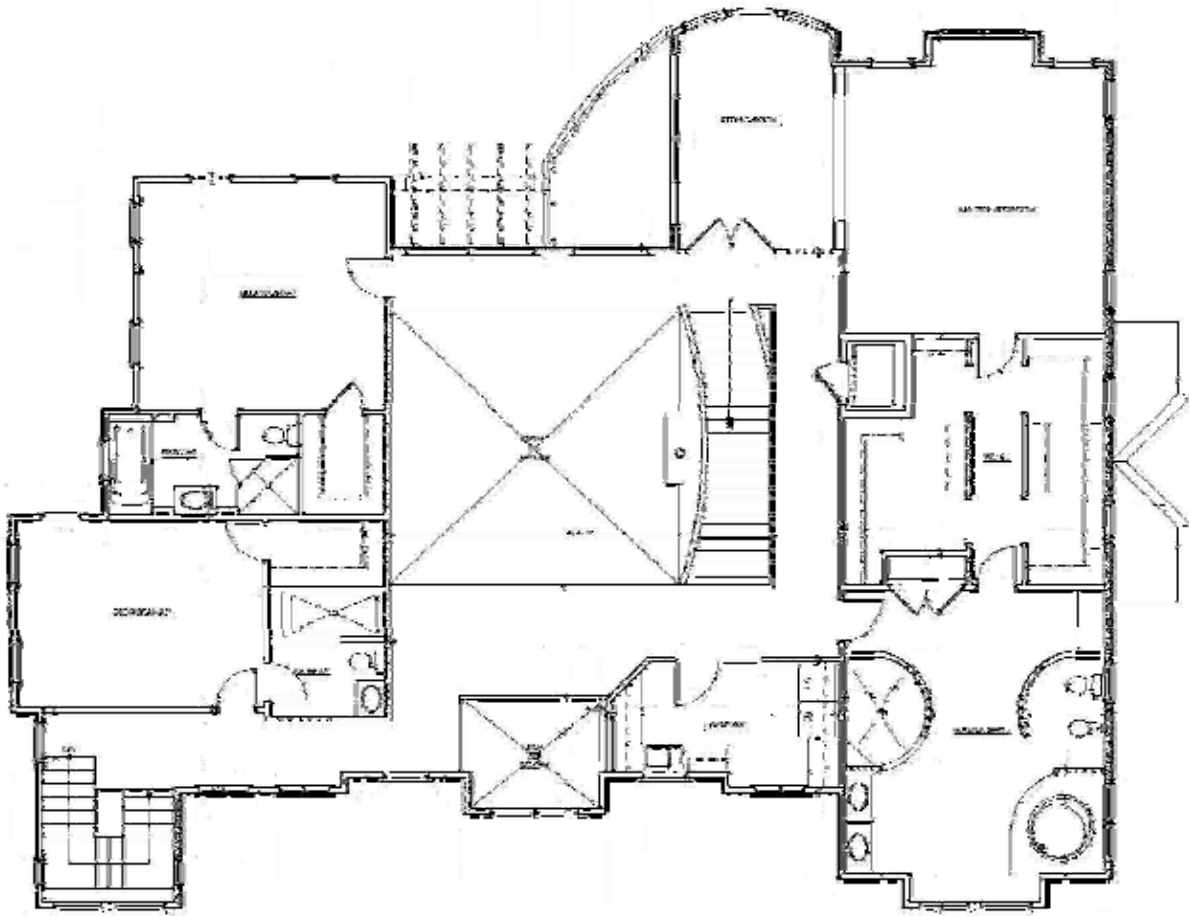
## Great room

- Grand sunken great room
- Twenty five feet ceiling
- Oversized 52in wood burning fireplace
- Surround sound with 2 subwoofers
- Pioneer Elite 60in Plasma TV
- Speakercraft speakers
- Five skylights with remote controlled blinds.

## Office

- Nine feet doors to the deck
- 58” Pioneer Elite TV
- Closet with A/V equipment

# Second Floor



## Master bedroom

- Sitting room
- Eight windows
- Balcony – with tile and cable rail
- Pioneer Elite 50" Plasma TV with 5.1 surround sound
- Hidden sprinkler system
- Alarm pad
- Intercom system to use to talk or as baby monitor

## Master Bath

- Five windows
- Custom shower with 7 shower heads featuring massage and heat therapy; can be setup to remember settings for up to 6 users
- Plasma Pioneer Elite TV
- Jacuzzi (\$12K value) with photo therapy and self sanitizing feature
- Todo Toilet, bidet and urinal
- Stone tile

## Kids' bedroom

- No TV, but prewired and bracket installed
- Game port (to plug game console from computer room)

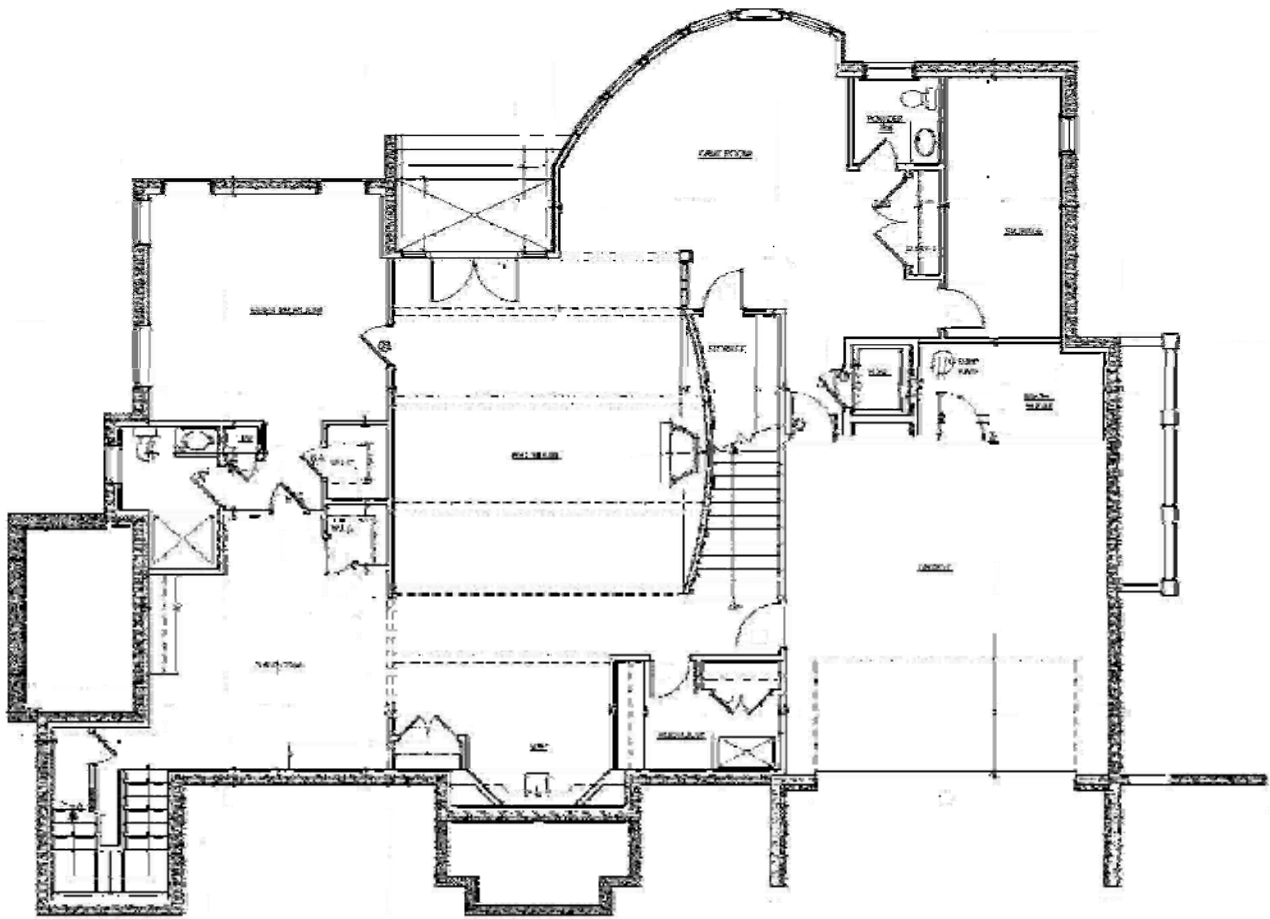
## Kids' bath

- Stone tile
- Mosaic tile
- Oversized bath
- Skylight

## Laundry room

- Miele Touchtronic T9800 Washer
- Miele Touchtronic T4840 dryer

# Basement



## Family Room

- Wet bar with fridge
- Home Movie Entertainment system with 60" Pioneer Elite plasma HDTV and 5.1 surround sound

## Garage

- 2 car garage
- Heated driveway
- Solid cedar door (\$15,000 value)

## Patio

- Flag stone patio (\$20,000 value)
- Speakers and intercom system
- Cedar fence around house
- Spiral stair case

## Other

- 50" Sony plasma in Exercise room
- Steam room/shower in the bathroom
- Doggie bathroom with shower
- Wet bar with fridge
- Pool table room

**Thank you for looking!**

Dan Bujak  
301-675-1682

