

### Overall:

- +/- 5,355 SF meticulously designed and maintained jewel on just shy of an acre in the center of Fayetteville.
- 4 bedrooms | 4.5 baths | Gym or 5<sup>th</sup> Bedroom | 3 Levels
- Located off the peak of Township Street with sprawling views of the impeccable Fayetteville sunsets and a line of sight to Oklahoma.
- 2 car sideloadng garage with a fun blue epoxy flooring, a massive, enclosed storage room (+/- 100SF), and keypad entry from garage to home.
- With the help of ParkCo Architects, this property was completely remodeled and expanded from 2015-2016. All plumbing, electrical, duct work, insulation, heating & air, flooring, windows, lighting, walls, staircases, and roof were replaced in the remodel/addition.
- Original stonework by master stonemason Robert Runion was preserved on the home's three floor-to-ceiling, wood-burning fireplaces. Runion worked for an entire calendar year hand-laying each stone to create the works of art. All fireplaces were resealed on the exterior in 2022, which will last 10 years before resealing is recommended.
- Anderson Architectural windows and exterior French doors were custom made with a painted wood interior and a custom-color low maintenance metal exterior. The high-end windows were finished with an efficiency glaze on the glass.
- White Oak flooring with custom oak floor vents was laid and stained on site throughout the home. Artful herringbone and diagonal inlay accents bordered by walnut define walkways in the entryway.
- Original stained-glass windows (2 in the garage, 1 in the living area) were preserved from the home and relocated and backlit in the remodel and addition.
- Custom draperies and hardware, designed and fabricated by Crowder Design Studios in Greensboro, North Carolina, are tastefully + functionally placed over the windows throughout the home. All draperies and hardware convey.
- Fitting the discerning owner's excellent taste, ultra-luxe lighting fixtures were sourced exclusively through Atlanta's reputable Circa Lighting. For varying ambiance options, dimmable, LED, mini recessed lighting was included.
- Emtex door hardware was selected for both the exterior doors, and the solid-core interior doors.
- Kohler plumbing fixtures were installed everywhere except for the designer free-standing tub in the primary main-level suite.
- Nest thermostats control the 3 AC and 3 furnace units for maximum comfort and control. Upstairs includes a heat pump.
- Security system with 2 cameras.
- Window screens available which are stored in the garage storage area.

### Interior - Main Level:

- Enter the home through a pair of stately front doors which were custom-designed and crafted of hand-selected Canadian cedar logs in 1979.
- Expansive vaulted ceilings are found in the grand Entry, Foyer, and Living area.
- Three sets of French doors around the living room provide access to the covered front porch, and smaller (10x15) main-level porch with excellent western views.
- A picture light receptacle is wired in the Living area next to the piano.
- Sophisticated millwork was intricately designed by the current homeowner and fashioned by master woodworkers.
- Foyer includes a large, dual-use coat + linen closet.
- Mudroom off the Garage entrance is finished in slate tile flooring and a cabinetry trimmed drop zone. Yet another utility closet is located in the Mudroom for convenient storage of cleaning supplies, recycle bins, etc.
- Custom glass pocket doors are installed between the Dining Room and Evening Room allowing for sunset enjoyment over dinner. The Evening Room is aptly named for its location: a prime seat for taking in the endless views.
- Specialty recessed lighting with ultra-low voltage dimming capabilities, along with a recessed picture light receptacle, are included in the lovely dining room. *Dining room chandelier is of sentimental value to the Seller and does not convey.*
- Kitchen is entirely brand new and ergonomically designed (circa 2015-2016 remodel). The new kitchen includes custom, inset cabinet doors and drawers with soft-closures as well as hand-made glazed terracotta subway backsplash tile, imported from Spain.
- Countertops feature leathered, black granite on the perimeter with a Dolomite (hard marble) island with waterfall edge as the focal point.
- Well-lit display cabinet with glass fronts and under-cabinet lighting throughout.
- Appliances include: Thermador 6-burner cooktop with commercial grade vent hood, Bosch oven + convection microwave oven above, paneled front Bosch dishwasher, and paneled Kitchenaid refrigerator/freezer with interior "runway" lighting.
- Main level Powder Bath is home to Thibaut wallpaper, restored, gold-plated fixtures from the original home, and a custom-designed vanity cabinet with Calacatta marble. Powder Bath mirror conveys (& fits beautifully between a pair of Aerin sconce lights).
- Laundry Room is trimmed wall-to-wall with L-shaped cabinetry, includes a built-in ironing board, utility sink, and quartz countertops.
- In the Primary Suite, 11' of space was added and the ceilings were vaulted to create yet another picturesque area for enjoying sunsets. A private access to the large main level porch was created by glass French doors. Custom bamboo clad curtain rods with gray-wash linen, privacy-lined draperies convey.
- Primary Suite bathroom was reconfigured and expanded to include a bay window, now housing a freestanding soaking tub. Primary suite bath includes heated Carrera marble floors, countertops, and shower detailing with custom, contrasting stained cherry & white painted cabinets featuring mirrored-front accent doors. Expansive walk-in shower includes showerhead, rain head, and handheld sprayer.
- Primary Suite bathroom floors are heated by a Schuler heating system which allows for timed heating that can be customized for each day of the week.
- Primary Suite bathroom skylight is new via the 2015-2016 remodel.
- Primary Suite closet features Elfa custom shelving system with runway lighting.

### Interior - Second Level:

- Arriving on the home's second level, you're greeted by a brightly lit library landing nook featuring a skylight, built-in custom book storage with adjustable shelving, and access to a south-facing porch (10x15).
- Three secondary bedrooms are housed on the second level and include hardwood floors, custom Roman shades, crown molding, and stunning views to the West.
- Hallway includes 2 Full Bath options:
  - 1<sup>st</sup>: Tub/shower combo with custom shower curtain (conveys), transom windows, and built-in bench with custom seat cushion (conveys) + storage drawers beneath.
  - 2<sup>nd</sup>: Walk-in shower with frameless glass doors and a larger vanity sink cabinet.
- Walk-in attic access partially finished with carpet flooring offers abundant and easily accessed additional storage on this level.

### Interior - Ground Level:

- Descending to the ground level, you'll find dueling walk-in pantries with expansive storage including 5 rows of wall-to-wall shelving on 3 sides. The larger, accessed by a sliding barn door, includes a hanging rod for pressed linens.
- Additional (massive) Utility Room was included at this level for even more storage, like the wine rack (conveys), as well as easy access to 2 furnace units and 2 electrical panels. Wood-look rubber floor was installed in this room for its no-hassle durability.
- Den with the 3<sup>rd</sup> Robert Runion stone fireplace leads to the large, covered porch on this level. A dedicated sitting area, second dining room, and Carrera marble wet bar with ice maker and additional Bosch dishwasher are included in this room. Plug receptables have been conveniently mounted into the back of the bar drawers. Beautiful custom cabinetry with seed-glass fronts for display storage were selected for this space.
- 2 sets of glass paneled French doors open to the porch with granite-topped cedar cabinet, grill area, and flagstone stairway to the pool.
- Hallway leading to the pool bath and the gym/fifth bedroom includes 5 picture lights to highlight artwork. Gallery wall lighting conveys.
- A dedicated Gym was added during the remodel, designed to be easily repurposed as second Primary Suite with separate entrance. The current oversized storage area is intended to be converted to a large laundry / bath / walk-in closet, if needed. Sauna equipment conveys.
- Gym features exterior door with its own porch for a private entry option.
- Crawlspace access is available beneath the Gym (from below side porch).

### Exterior:

- Estate is positioned on two, full-size lots comprising approximately 0.92 acres. Lot #10 to the north provides an abundance of peaceful, wooded back and side yards with mature tree coverage and an impressive landscape.
- Double gate with service road wraps all the way around the property and leads to pool / firepit area to allow for easy work-vehicle and equipment access.
- Immaculate backyard landscaping installed, in addition to the City's rigorous requirements for hillside protection and soil compaction. Includes a wet weather creek, retention pond, and hand-cut cedar fence (partial).
- Invite your guests to arrive through the park-like backyard just off the driveway via the custom table rock stairs, sourced from the property.
- Pool was converted to saltwater with new equipment as a part of the 2015-2016 remodel. New salt cell installed in 2022. Pool is wrapped in original stack stone and the flagstone lounge area, stairs and brick edging were installed in the remodel. Pool sentry and poolside furniture convey.
- New flagstone walkway connects pool to picturesque, custom firepit area with moss covered natural stone (native to the property) and built-in drain allowing a fire to be extinguished safely. Firepit topper & seating conveys. Iron fence original to the property has been cemented in place and repurposed as a firewood storage area.
- Full yard and flower bed irrigation included (12 zones total)
- 30' long redwood beam (original to the property) was repurposed as mailbox post and roof support for dedicated gym entry.
- Canadian cedar garage doors were custom designed by the original owner.
- New roof installed and central skylight restored in 2021. GAF Presidential shake roof material includes 3 layers of specialty mixed-width shingles making it the toughest luxury roof shingle on the market.
- Current homeowner has taken great care to include native plantings throughout the property. Built-in planters matching the home's brick contain up-lit sweetbay magnolia trees.
- All 4 covered patios include custom deck railings by Bentonville Ironworks.
- A total of 4 covered porches on the home maximize the outdoor enjoyment of the natural setting and sunset views. The 2 larger patios (+/- 10x40) off the back of the home overlook the pool and backyard area are clad a waterproof/fireproof Nexan Lockdry flooring material (added in 2021 and guaranteed for the life of the home).
- At night, the pool area is bathed in a beautiful light from the two "moon lights" installed on the back of the house and controlled via dual switches inside the main floor. The surrounding stone and brick walls are capped by bronze lanterns. The stone wall has four bronze LED up/down lights.
- Landscape install and maintenance are by Fresh n' Green.
- The spacious circle drive and parking area with aggregate finish are defined by four large brick gateposts with sandstone capitals. One gatepost holds the bronze plaque with the address and name of the house, Sunset Rock.
- After crossing a large circular landing, the home is entered through a large barrel-vaulted main porch with flagstone floor, Arkansas stone walls and imposing 10 foot ionic columns. A large bronze lantern and bronze side lights illuminate the space.

**Regular Maintenance & Up-Keep:**

- Chimneys and fireplaces professionally cleaned semi-annually (\$203/cleaning)
- Dryer vent cleaned semi-annually
- Windows cleaned annually by Berryhill Windows (\$1,200/year)
- HVAC serviced twice a year
- Annual yard and pest treatment including mosquito treatment for pool (Ace of Blades)
- Annual Terminx termite contract in place (\$299/year)
- Weekly pool maintenance May to October.
- New mulch is installed on the entire garden each Spring

**Average Monthly Utility + Maintenance Cost:**

- \$ 98.00 - Gas
- \$207.00 - Electric
- \$ 65.00 - Water / Sewer / Trash / Recycling
- \$ 49.00 - Irrigation (separate meter)
- \$250.00 - Pool
- \$ 72.00 - Landscaping (Ace of Blades)
- \$200.00 - Mowing

**\*Please note:**

- Dining room light fixture is of sentimental value and does not convey.
- Deck furniture does not convey.
- Pool furniture & umbrellas convey.
- Fire pit furniture and cover convey.
- C1 Baby Grand Yamaha piano with concert bench may be purchased.