

# 2450 Spalding Drive

## Full List of Custom Interior Features

Reclaimed Louisiana Heart Pine Flooring  
Reclaimed Pine Beams from Virginia  
Designer Lighting from Charleston  
Cypress Wood Accents & Ceilings  
Rocky Mountain Hardware  
Central Vacuum System  
Whole House Sound System

### Main Level:

- 14+ Foot, Vaulted Ceilings on Main
- Foyer - Solid Mahogany Double Lead Glass Doors. Lovely Views to Grand Living Room & River
- Banquet Dining Room - Hand Designed Walls with Double French Doors leading to Front Entry Porch
- Formal Powder Room - Antique Ceiling Tiles, Custom Made Vanity
- Library Study - Cypress Finishes, Access to Master Suite & Morning Breakfast Bar, Safe Room with Lock & Storage.
- Grand Living Room - Incredible Views. Coffered Heart Pine Ceilings, Built-In Bookcases, Masonry Brick Fireplace, French Doors Leading to Stone Terrace, Custom Fire Screen
- Elegant Kitchen - Casual Dining with Views of River, Brick Inlay Flooring, Granite Counters, High End Appliances including Subzero Refrigerator, Thermador 6-Burner Range with Built-in Skillet, Built-in Dishwasher, Ice-Maker. Island is equipped with Warming Drawer, 2 Refrigerator Drawers, Dishwashing Drawer, Undermount Island Sink. Butler's Pantry, 2-Door Pantry
- Warm Keeping Room - Stacked Stone Fireplace, Reclaimed Pine Beams/Ceiling. Surround French Doors with Access to Loggia/Screened Porch
- Home Office - Dual Built-in Desk Nook with Granite. Custom File Cabinets
- Dog Suite - Dutch Doors, Tiled Room with Access to Dog Shower and Laundry
- Mud Room - Built-In Storage, In-Lay Brick Flooring. Access to Garage and Side Porch
- Laundry - Storage Galore. Laundry Chute. Connection for 1 Washer & 2 Dryers. Space for Extra Refrigerator.
- Casual Half Bath - Pine Floors, Pedestal
- Master on the Main -
  - Private Entry Foyer
  - His/Her Closets with Full Dressing Mirror
  - Sitting Room with Built-Ins
  - Private Porch with Pergola
  - Morning Breakfast Bar with Subzero & Granite.
  - Luxury Bath - Stone Floors with Custom Inlay. Sunken Tub, Temp Controlled, 2-Person Shower with Jets, His/Her Vanities.

### Upper Level:

- 2 Staircases to Upper Level & Permanent Stairs leading to Attic.
- 12 Foot Ceilings on Upper Level
- Reclaimed Heart Pine Floors - Hallway
- 4 En Suites - Full Baths., Walk-In Closets
  - #1: 4-step Entry. Stunning Views. Balcony, Bookcases. New Carpet/ Paint
  - #2: Window Seat/River Views
  - #3: Walk-Up Loft, Built-In Desk
  - #4: Recessed Play Area, Window Seat
- Recreation Area:
  - Study Zone - Built-In Desk Area
  - Exercise Room - Wired For Full Media
  - Recreation/Game/Media Room - Views to River, Expansive, Wet Bar with Warming Drawer & Refrigerator, Granite Built-Ins, New Carpet
  - Craft Room - Abundant Storage, Center Island for Projects

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## Full List of Custom Exterior Features

Serene 2.77 acres  
264 Feet of Level Riverfront  
6-Minute Drive to Hwy 400  
All Brick Construction  
Copper Gutters & Slate Roof  
Stone and White Wood Gated Entry  
Beautiful Set Back from Spalding  
Private Long Driveway with Circular Drop-Off  
External Sound System  
Back-Up Generator

### Main Level

- Flagstone Fairytale Stone Bridge - Custom Built to Stand the Test of Time, Walk from Circular Drop-Off to Front Entry over this Gorgeous Bridge.
- Sprawling Front Brick Entry Porch - Large Seating Area, French Doors Leading to Interior Banquet Dining, Mahogany Double French Entry, Cypress Ceilings, Outdoor Fans
- Garages -
  - Three-Car - 14 Foot Ceilings, Pulley System for Storage, Wired Shelving over Garage Doors, Slatted Wall Organization System, Sealed Floor
  - One-Car - Temperature Controlled. Classic Car Storage, Workshop w/Sink & Storage. Pulley System for Storage,
  - Trash Container Closet
  - Side Parking for Small Boats
- Quaint Side Entry Porch - Brick with Cypress Ceilings. Convenient to Garage. Enter Here for Mudroom, Dog Suite, Laundry and Casual Home Office
- Gated, Luxury Resort-like Pool: Pebble Tec Pool and Waterfall Hot Tub/Spa. Flagstone Surround. Large Flagstone Diving Platform, Loads of Space for Relaxation in the Sun. Iron-Gated Pool Entry
- Poolside Loggia - Views to Pool and River with Walk-down Access. Under the

- Shade of Cypress Ceiling with Stone Patio and Outdoor Fans,
- Poolside Screened Porch - You will Live Here. Perfect for Every Season. Masonry Fireplace, Built-In Wood Storage, Flat Screen T.V., Built-In DCS Grill, Tennessee Field Stone Flooring. Access to Kitchen & Keeping Room
  - Poolside Full Bath - Bath/Shower with Custom Vanity
  - Poolside Laundry - Convenient for those Suits & Towels
  - Huge, Level Lawn to the River:
    - Access to Back Lawn from Pool Gate, Grand Living Room Terrace, Garden Grounds, & Private Master Porch.
    - Drop in your Kayaks/Canoes right on the Rivers Edge
    - Plenty of Space for a Tented Party or Fall Football Game
    - Great Fishing Area By the River
    - Relax and Observe the Wildlife
  - Grand Living Terrace: Walk through the French Doors from Interior and Take in the Fresh Breeze. Enjoy Water Fountain and Stone Ground Garden Area.
  - Landscaping - Brings Color all Year Round. Professional Landscaping by Greg Arnold Design, Maintained by Gibbs Landscaping
    - Lighting Installed Throughout Property
    - Irrigation System on Grounds with Water Pumped from River, Separate Drip System for Potted Plants

### Upper Level:

- Recreation Room Balcony - Panoramic Views of Pool and River
- #1 Bedroom Suite Balcony - Stunning River Views
- Screened-In Sleeping/Sun Porch - Stone Patio with Cypress Ceilings