

Six Pines Cottage

15546 Lakeside Rd., Lakeside, MI

Features and Finishes

Structure

- 9' tall basement with 2' x 2' grid of rebar in all walls (4 rows of horizontal rebar added for extra strength).
- 2" x 6" walls and 2" x 12" roof.
- Steel beams and columns throughout the home (not just in the basement).
- LVL's for living room floor have been doubled in every other bay for additional stiffness.
- Eagle windows with interior and exterior grills. Two-tone exterior cladding. Low E glass.
- R19 blown-in insulation in walls; R30 in ceilings. Ceilings of 1st floor under 2nd floor bedrooms blown solid for sound control. All bathroom walls insulated for sound control.
- Ceiling above bridge has 27" of insulation. (12" fiberglass batts, 1" rigid, 14" blown).
- Columns for screen porch are cast limestone each rated for 12,000 lbs.

Exterior Finishes

- Cedar trim and shingles with premium diamond shingles on front and rear of house.
- 40-year roof shingles.
- Arched porte-cochere (drive through) with bronze coach lights and custom corbels.
- Emtek hardware.
- All cedar and Douglas fir screen porch with handmade screen door and screen door hardware.
- Eldorado stone veneer on both chimneys and around screen porch.
- Custom railings with special designs and hand turned finials and post caps.
- Crown molding at all roof edges and walls.

Garage

- Insulated, drywalled, and finish painted.
- Ceiling height is 10'10" in most of garage.
- HVAC closet for Master Bedroom.
- Custom Simpson door.
- Insulated cedar and glass overhead doors with $\frac{3}{4}$ horsepower lifts.
- Eagle windows to match house.

Interior Finishes

- Hand-scraped, hand-stained, and hand-finished solid $\frac{3}{4}$ " hickory floor and main stair (stair 1").
- Maple stair to basement.
- Poplar hardwood, custom-milled trim.
- Solid maple frame and doors with inset construction.
- Solid oak beams in living room with hand distressing and finishing.
- Custom iron rails with faux finish by local artist Deb Henderson.
- Solid wood doors from Bolivia made from Roble.
 - Raised panel is a full 1" thick.
 - Hand-applied finish.
 - Emtek solid brass with silver patina hardware. Hinges have extra fancy finials.
- Real stone veneer on fireplace with 8" thick stone mantle.
 - Extra-large firebox with gas log lighter.
- Deluxe ceiling fans and lighting fixtures throughout. Most lights on dimmers.
- Master bedroom and bath pre-wired for sound.

Kitchen, Baths and Laundry Room

- Custom cabinets in kitchen and all baths (except powder room) with hand-rubbed and glazed finish.
 - Veneered plywood boxes (no pressboard).
 - Bronze wire grills with hand-applied finish.
 - Special skirt boards and decorative side panels.
 - Solid maple drawer box construction with furniture-grade, dovetail joints. Full-extension drawer glides with self-closing feature.
 - Custom Tuscany Twist-style, bronze hardware in kitchen.
- Hand-painted accent tiles in kitchen backsplash are copies of 18th century French tiles.
- Soapstone countertops in kitchen.

- Soapstone farm sink with $\frac{3}{4}$ horsepower, self-reversing disposal.
 - Sink and pot filler (over stove) have Mico, oil-rubbed, bronze faucets.
- Top-of-the-line appliances include:
 - LG French, 3-door refrigerator.
 - Thermador 48" stainless-steel, double-oven range with 6 burners and grill.
 - Siemens all stainless-steel dishwasher with hidden controls.
 - Kitchenaid Microwave.
 - Zephyr high-efficiency range hood.
 - Danby wine cooler with wood racks and two zones.
- Master bath includes:
 - Marble and glass tile.
 - Airbath with deluxe controls and heated backrest.
 - Shower has steam, 12" rainhead, massaging, handheld shower, and four body sprays, all controlled by a thermostatic controller.
- Rohl polished-nickel faucets in master, 4th, and guest baths.
- Marble and hand-painted accent tiles in 3rd bath and guest bath.
- Glass tile and slate in 4th bath.
- LG front-loading, stainless-steel washer and dryer with deluxe controls in laundry room.

Mechanicals

- 75-gal., high-efficiency water heater with recirculating pump.
- Two high-efficiency furnaces with 13 SEER a/c units.
- Fire and burglar alarm.
- High-speed cable.
- 200-amp service.