

**14206 Roberts Drive
Golts, MD
Unparalleled Waterfront Home on the Sassafras River
Property Details**



Visit: www.14206RobertsDr.com

The Property:

- 2 acres
- 108' +/- Sassafras River frontage (Pleasant Cove)

Construction Details

Custom Architect Designed & Built Home Completed May 2006, approximately 5,000 sq. ft. Energy Efficient / Green Design (ex. FSC Certified Wood, Spray Foam Insulation, American Clay Plaster, High Efficiency Radiant Heat)

- Foundation:
 - Superior Walls “Xi Wall” 5,000 PSI Monolithic Pre-Cast Steel Rebar & Fiber Reinforced www.superiorwalls.com
 - 10' Foundation Walls
 - Pre-insulated 12.5 R Value
- Framing - Insulation - Roofing - Siding
 - Exterior (Low / No Maintenance)
 - Douglas Fir & Hemlock Fir Framing Lumber including 2x6 Walls
 - 316 Grade Stainless Steel Exterior Fasteners (Swan Secure now Simpson Strong Tie) www.strongtie.com/products/fasteners/
 - Plywood Wall & Roof Sheeting (no oriented strand board)
 - Hardi-plank Siding
 - Heavy Hand Split Cedar Shake Roof (CCA Treated)
 - Spray Foam Insulated - Band Joist to Attic
 - Azek & Koma PVC Trim

- .040" HD Aluminum Flashing
- Pozzi Aluminum Clad (Kynar Coated) Divided Light Windows
- 6" HD Aluminum Half Round Gutters
- Lead Coated Copper Vents
- Interior
 - Douglas Fir, Hemlock Fir, and Engineered I-Joist / LVL Framing
 - 3/4" Plywood Sub Floor
 - Steel Beams
 - Spray Foam Insulation Basement to Attic w/ Full Air Sealing (Basement & Attic are "conditioned" space)
 - Spray Foam In between floors & interior walls

Mechanical Systems

- Electrical Systems
 - 400 AMP Electric Service w/ (2) 200 AMP Panels
- Water System
 - Grundfos Stainless Steel Variable Speed High Capacity Well Pump (domestic water + irrigation)
 - Kinetico Whole House Water Filter System
 - Whole House Reverse Osmosis System w/ Separate Drinking Water Taps in Kitchen & Bathrooms www.kinetico.com
 - Hot Water Loop (virtually instant hot water at all plumbing fixtures)
- Air Systems
 - (2) Lifebreath Total Recovery Ventilator (HRV) Air Exchangers
 - (3) Lifebreath HEPA TFP Air Cleaners www.lifebreath.com
 - Sterilaire UV Air Filtration www.steril-aire.com
 - Central Vacuum – MD Manufacturing SilentMaster Model S5 240V High Capacity (capacity- 20,000 sq. ft.) http://builtinvacuum.com/silent_master/compare.html / http://builtinvacuum.com/silent_master/index.html
- Heating
 - Engineer (John Siegenthaler) Designed High Efficiency Radiant Floor & Wall Panel Heating System (8 zones)
 - -John Siegenthaler is a mechanical engineering graduate of Rensselaer Polytechnic Institute and a licensed professional engineer. He has over 32 years of experience in designing modern hydronic heating systems. John is also an Associate Professor of engineering technology at Mohawk Valley Community College in Utica, NY. He is the author of the text Modern Hydronic Heating (3rd Ed Jan. 2011), and numerous other publications dealing with hydronic heating, including Plumbing & Mechanical (www.PMmag.com) PM Engineer

(www.PMengineer.com) and Heating Piping & Air Conditioning
(www.HPACmag.com). John Siegenthaler, Appropriate Designs, 9568 Steuben
Valley Road, Holland Patent, NY 13354 www.HydronicPros.com

- Buderus (Germany)- High Efficiency Oil Fired Boiler w/ Domestic Hot Water Tank (330
GPH) www.buderus.us
- (3) Roth Double Wall Oil Tanks – 275 Gallons Each / 825 Gallons Total
www.roth-usa.com/products_dwt.cfm / www.heatingoilstoragetanks.com
- Radiant Floor Heat (insulated slab) – Garage, Basement,
- Radiant Floor Heat (w/ heat transfer panels) - All Tiled Areas (Bathrooms & Mudroom)
- Radiant Panel Heat (Runtal – Switzerland) High Efficiency Wall Hung Radiator Panels
www.runtalnorthamerica.com
- Air Conditioning
 - Lennox High Efficiency Air Conditioning (3 independent systems w/ 4 zones) w/ Hot
Water Coils (Boiler Supplied) for Seasonal Heat

Home Electronic Systems

- Crestron Home Automation System w/ Touch Screen Interface/ Controls & Programmable
Remotes www.crestron.com
- AudioRequest Music Server w/500 GB Storage Capacity + Sirius XM, CD, IPOD Dock
www.request.com
- B&W (Bowers & Wilkins) Built In Speakers (kitchen, dining room, office, garage, master
bedroom, master bath, screen porch, rear deck, great room)
- Crestron Digital Amplifier w/ 8 Zones
- Wireless Router
- Distributed Video
- Central Fire & Security Alarm Control w/ Digicel Cellular Back-Up
- Low Voltage Wiring Throughout Including CAT 5e, RG6 Cable, Crestron

Interior Fixtures & Finishes

- Finishes
 - Hickory Floors (3/4” Random 5 ¼” – 9 ¼” Width Boards -
www.timberknee.com/about.shtml)
 - 7” 3-piece Baseboards
 - Custom Milled 1 ¼ & 4 ¼ Window & Door Trim w/ 1” x 5” Window Sills
 - Solid 2 Panel Doors w/ Baldwin Hardware (handles & hinges)
 - Veneer Plaster Wall Finish over Blue Board – 1st Floor
(<http://americanclay.wix.com/new/home>)
 - Level 5 Finish 5/8” Dry Wall – 2nd Floor

- Holly's of Bath (England) Plumbing Fixtures (www.hornbeamivy.co.uk)
- Iris Recessed Lighting
(<http://www.cooperindustries.com/content/public/en/lighting/brands/iris.html>)
- Ironware International, Hubbardton Forge, Circa Lighting, Deep Landing Workshop, Restoration Hardware, etc. Light Fixtures

First Floor

- Foyer
 - 12' X 14'
 - Burmese Teak Front Door w/ Side Lights (custom designed & built) & Antique Rim Lock
 - Custom Hickory Staircase w/ Walnut Railing
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - Open to Great Room
 - Recovered "Sinker" Cypress Wood Vaulted Ceilings
 - Ironware International Hand Forged Lighting – Picard Atelier (Normandy, France)
Chandeliers & Sconces www.ironwareinternational.com
- Great Room
 - 21' X 25'
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - Custom Cherry Entertainment Center and Storage Wall w/ Blum Soft-Close Undermount Full Extension Slides
 - 19' High "Dry-Laid" Fieldstone Double Sided Fireplace w/ Granite Slab Hearth
 - Recovered "Sinker" Cypress Wood Vaulted Ceilings
 - Ironware International Hand Forged Lighting – Picard Atelier (Normandy, France)
Chandeliers & Sconces www.ironwareinternational.com
 - Sassafras River Views
- Dining Room
 - 16' X 14'
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - 9' High "Dry-Laid" Fieldstone Double Sided Fireplace w/ Granite Slab Hearth
 - Ironware International Hand Forged Lighting – Picard Atelier (Normandy, France)
Chandeliers & Sconces www.ironwareinternational.com
 - Sassafras River Views
 - Access To Screened Porch
- Kitchen
 - 20' X 14'
 - Custom Cherry Cabinetry w/ Blum Soft-Close Undermount Full Extension Slides
 - Soapstone Countertops w/ Jerusalem Limestone Backsplash
 - (2) Kohler Enameled Cast Iron Sinks w/ Garbage Disposals
 - Holly's of Bath (solid Stainless Steel) Plumbing Fixtures
 - Custom Cherry 12' X 4' Center Island with Rock Maple "Butcher Block" Countertop

- Custom Built in Window seat
- Chef's Pantry w/ Custom Cherry Pocket Door & Countertop
- Appliances:
 - Wolf 60" Dual Fuel Range w/ (2) 30" Ovens, Griddle, French Top
 - Wolf Range Hood
 - Pot Filler plumbed at rear of range in island (supplied with reverse osmosis filtered water)
 - Subzero 48" Refrigerator / Freezer Combination
 - Wolf Warming Drawer
 - Subzero Wine Refrigerator
 - Wolf Microwave
 - Bosch Dishwasher
- Mudroom
 - 14' X 14'
 - Tumbled Porcelain Tile Floor
 - Custom Cherry Cabinets
 - Kohler Enameled Cast Iron Sink
 - Soapstone Countertops
 - Towel Warmer (Runtal - Switzerland, Hydronic)
 - Access from Garage, Kitchen and Deck
- Master Bedroom
 - 15' X 21'
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - Custom Cherry Entertainment Center and Built in Cherry Bookcases
 - Recovered "Sinker" Cypress Wood Ceilings
 - His & Hers Walk in Closets
 - Custom Window Seat
 - French Door Access to Rear Deck
 - Sassafras River Views
- Master Bath
 - 12' X 13'
 - Tumbled "Crema Marfil" Italian Marble Tile in Master Bath
 - Oversized Shower area with Dual Shower Heads
 - Holly's of Bath (England) Plumbing Fixtures
 - Custom Cherry Dual Sink Vanity and Medicine Cabinets
 - Jerusalem Limestone Vanity Top & Backsplash
 - Holly's of Bath (England) Plumbing Fixtures
 - Kohler Sinks
 - Kohler Riverbath Quadrangle Tub w/ riverjets, hydromassage jets, and chromatherapy
 - Towel Warmer (Runtal - Switzerland, Hydronic)
 - Radiant Floor Heat

- Office
 - 9' X 10'
 - Custom Cherry & Bubinga Built in Desk and Bookshelves
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
- Powder Room
 - Tumbled "Crema Marfil" Italian Marble Tile
 - Custom Cherry Vanity & Medicine Cabinet
 - Jerusalem Limestone Vanity Top & Backsplash
 - Holly's of Bath (England) Plumbing Fixtures
 - Kohler Sink
 - Radiant Floor Heat

Second Floor

- Bedroom 2
 - 13' X 14'
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - Custom Built in Storage Area & Dressers
 - Sassafras River Views
- Bedroom 3 (Guest Room)
 - 14' X 19'
 - Hickory Floors (3/4" Random 5 1/4" – 9 1/4" Width Boards)
 - Custom Built in Storage Area & Dressers
 - Sassafras River Views
- Guest Bath 1
 - Tumbled Porcelain Tile Floor
 - Custom Dual Sink Vanity & Medicine Cabinets
 - Jerusalem Limestone Vanity Tops & Backsplashes
 - Kohler Sinks
 - Holly's of Bath (England) Plumbing Fixtures
 - Towel Warmer (Runtal – Switzerland, Hydronic)
 - Radiant Floor Heat
- Bedroom 4 (Bonus Room)
 - 20' X 27'
 - Wall to Wall Carpet (Dye & Chemical Free Wool Carpet & Pad – www.earthweave.com)
 - Custom Built in Storage
 - Sassafras River Views
- Guest Bath 2
 - Tumbled Porcelain Tile Floor & Shower
 - Custom Cherry Vanity & Medicine Cabinets

- Jerusalem Limestone Vanity Top & Backsplashe
 - Kohler Sink
 - Holly's of Bath (England) Plumbing Fixtures
 - Radiant Floor Heat
- Playroom
 - 19' X 27'
 - Wall to Wall Carpet (Dye & Chemical Free Wool Carpet & Pad – www.earthweave.com)

Basement

- Approx. 2,000 sq ft unfinished
- Full Walk Out
- Fieldstone Fireplace
- Radiant Heated Floor

Garage

- 27' X 29'
- Oversized w/ 2 Bays
- Commercial epoxy floor
- 4 Post Hydraulic Service & Parking Lift (creates 3rd parking space)
- Garagetek Storage & Organization System www.garagetek.com
- Insulated Clopay Doors
- Poly-aspartic (non-yellowing) Top Coat w/ Non-Skid
- Radiant Floor Heat
- Utility Sink

Exterior Amenities

- Screened Porch
 - L Shaped - over 500 sq ft
 - IPE Hardwood Deck w/ Under Screen & IPE Posts (www.ironwoods.com)
 - Recovered "Sinker" Cypress Ceiling
 - Hunter "Original" Cast Iron Ceiling Fans
 - Sassafras River Views
- Deck
 - IPE Hardwood Decks & Railings
 - Tempered Glass Balusters
 - IPE Hardwood Stairs to Waterfront w/ Greenheart Framing (www.ironwoods.com)
 - Gas hookup for Grill
 - Sassafras River Views

- Waterfront Gazebo
 - 15' X 13'
 - Purpleheart Hardwood Construction
 - Custom Copper Lights
 - Hand Forged Bronze Hardware
 - Stainless Refrigerator
 - Hunter "Original" Fan
- Waterfront
 - Dock - Commercial Pilings & Construction
 - 30' Floating T-Head
 - 3 Slips including Approx. 45' Slip and 25' Slip on Floating T-Head & 10,000 Lbs Lift on Fixed Finger Pier
 - Water (Conditioned)
 - 100 AMP Power To Dock
 - Cast Lighting on Pilings
- Landscaping
 - Low Maintenance / Extensive Landscape Including Native Plants
 - Driveway - 6" Fiber Reinforced 4,000 PSI Concrete, Cobblestone, & Belgian Block
 - Cast Lighting (solid bronze) Low Voltage Landscape Lighting w/ Timers
(www.cast-lighting.com)
 - Irrigation System w/ Central Programming Control
 - Fire Pit w/ Boulders, Stainless Steel Fresh Air Vent
 - PA Fieldstone Stepper Walk Ways
 - PA Bluestone Front Walk
 - Dry Stacked Stone Wall w/ PA Blue Stone Top