



Simply Luxury Homes

Quality Fit For Your Lifestyle

The Norwood Ranch

4,476 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms

Experience refined living in this stunning 4,476 sq ft modern-ranch, expertly designed with 5 bedrooms and 3.5 bathrooms and showcasing high-end finishes throughout.

A grand front entry sets the tone with striking pillars and a vaulted covered porch adorned with elegant paver detailing. Double 6-lite fluted mahogany doors open to a breathtaking rear window, seamlessly connecting the interior to a vaulted covered back porch that extends from the main living area to the private primary suite.

The open-concept floor plan is anchored by a dramatic great room featuring a 100-inch electric fireplace with a sleek modern mantel. The chef's kitchen is equally impressive, boasting a premium Thermador appliance package, beverage cooler, rift-sawn oak lower cabinetry, contrasting upper cabinets, and thoughtfully curated designer accents. Expansive 8-foot sliding doors and high-end Marvin Essential windows flood the space with natural light.

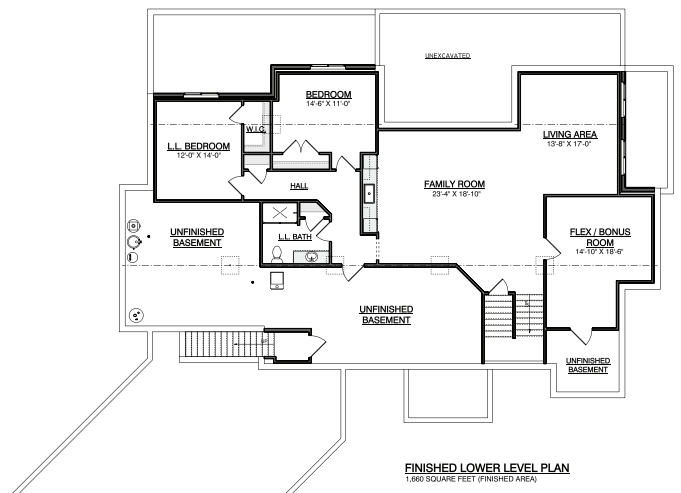
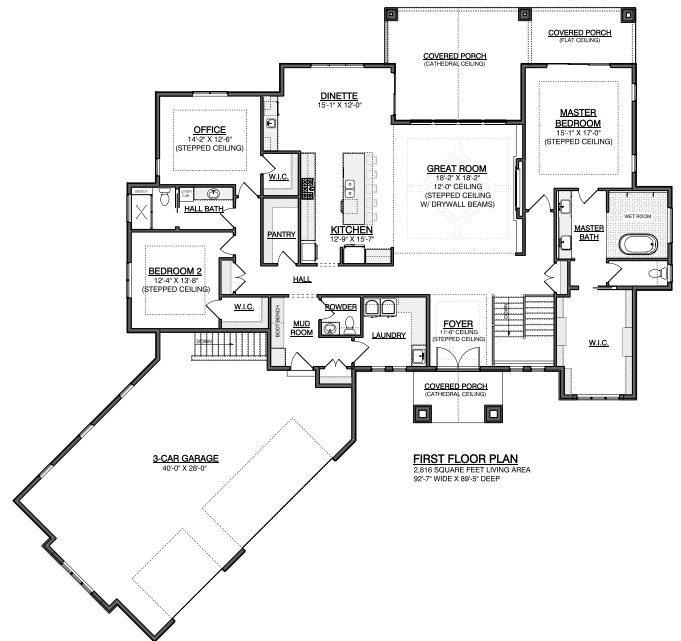
The luxurious primary suite offers private access to the covered porch and a spa-inspired bathroom complete with heated floors, a stunning wet room with dual shower heads, rain head, and handheld fixture, a relaxing air tub, illuminated niches, a floating vanity with wall-mounted faucets, private water closet and enormous master closet.

The main level also features 8-foot interior doors, engineered wood flooring throughout the living areas, tiled bathrooms and back hall, a stylish powder room with a floating vanity and wall-mounted toilet, and a bright, functional laundry room with ample cabinetry and workspace.

The finished lower level expands the home's versatility with a kitchenette and beverage cooler, a flexible bonus room, two additional bedrooms, and a full bath with heated floors and a tiled shower.

The exterior showcases a sophisticated blend of Black Sable shingles, Clove Brown siding, Iron Ore trim, and Biltmore Lannon stone. Completing the home is a canted, oversized 28-foot garage with modern windowed double and single doors.

This exceptional home masterfully blends luxury, comfort, and functionality perfectly suited for both everyday living and elegant entertaining.



The Norwood Ranch | Inclusions

➔ Foundation and Wall Construction

- 9-foot poured wall with form a drain system
- RFPI 400 Series floor joists with ¾" T&G OSB sheathing
- 2x6 exterior walls 16" OC with OSB sheathing
- LSL engineered studs at tile and cabinet areas
- R-21 fiberglass wall insulation with R-50 blown ceiling insulation, spray foam box sills
- Tyvek house wrap
- Poly wrap vapor barrier

➔ Exterior Features

- Marvin Essential fiberglass Low E windows
- 8' double entrance MAI 6 panel fluted glass Shaker Mahogany Custom doors with 16" Transom
- Vaulted covered porch front and back w/ T&G Cedar
- LP soffit and corner boards
- LP primed siding
- Professional exterior caulking
- Owens Corning TruDEF Duration shingles
- Rhino roof Ice and Water Shield
- Colored galvanized valleys and flashing
- Aluminum seamless gutters
- Biltmore thin cut stone veneer
- Exterior professionally painted
- Clopay Modern steel garage doors with Liftmaster openers
- 2 exterior frost-proof hose bibs
- 2 exterior outlets

➔ Interior Features

- 9' ceilings through home with 12' ceiling in great room & foyer w/ custom Limewash
- Dimplex 100" Electric Lineal fireplace with modern mantle
- Trey ceilings in all bedrooms 10'
- Ventless vents throughout house
- Oversized chef's gourmet kitchen with 11' island open into great room
- Custom Amish built cabinets throughout home with custom Banker wire uppers & decorative glass
- Custom Newel post & Balusters, milled staircase
- Thermador kitchen appliance package
- Solid surfaces with continuous back splashes
- Separate dinette area from the kitchen w/ beverage fridge
- Generous walk-in pantry with coffee bar and 8' fluted 6 lite pantry door
- Master bedroom with massive walk-in closet
- Master bath with tiled wet room shower, dual shower heads, rain head & handheld. Air tub with handheld & two illuminated niches. Dual vanities w/solid surface quartz, continuous back splash with ledge and heated tile floors
- First floor bedroom & office with walk in closets

- Custom closet organizers in all closets
- Main bathroom with tiled shower and floor
- Powder room tile floor and wall mounted Smart toilet
- Laundry integrated cabinets for washer & Dryer generous folding area
- Finished lower level featuring living area, flex room, 2 full bedrooms, full bath, retaining wall egress windows.
- Finished heated garage with storage truss area
- Separate stairs to basement from garage

➔ Heating/Cooling

- Armstrong energy efficient heating and cooling system
- Comfort Sync 2 Zone System
- Comfort Sync WIFI Thermostat Control
- April Aire humidifier system
- Honeywell high efficiency air filter system

➔ Plumbing

- Dual shower heads with an additional rain head and handheld
- Signature Hardware Charlize 67" rectangular acrylic Hydro Air tub
- Master bath & powder room have wall mounted Smart Bidet Toilet within wall tank. All other toilets floor mounted Smart Toilets
- Brizo and Kohler plumbing fixtures
- Iron Curtain and water softener
- Constant pressure well system
- Lower level with full bath
- 75-gallon power vent water heater

➔ Electrical

- 200 Amp service with 2-42 circuit panels
- Smoke detectors
- Legrand Smart switches and plugs
- Vanity and Under cabinet lighting
- Ring video doorbell and 4 outdoor security cameras
- Sonance in-ceiling speaker in kitchen, great room, covered porch area & master bathroom
- Prewire for future surround sound TV area in basement

➔ Interior Finishes

- Medium orange peel drywall texture
- Interior painting of walls and ceilings
- American made Koch 2 panel Rift sawn Oak doors 8' height main living area
- On-site custom interior finishing of woodwork
- 3-1/2" casing and 4-1/2" base
- Custom cabinetry w/ Rift sawn Oak, Oak and Cherry
- Engineered wide plank oak hardwood flooring on first floor
- Custom tile flooring & showers in all bathrooms, mudroom, powder room and laundry room
- LVP Provenza throughout finished lower-level rooms



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