

Unique Timeless English Tudor – Craftmanship Details

1744 County Road 63 South | Berry, AL 35546

Brick Work

Take notice of the amazing brick work that took 2 skilled craftsman of a 6 member team 6 months to complete.

Quoin Corners | Dental Detailing | Arches – there are 6 bricked arches – 2 for Front Porch, 2 for the Side Porch off of the Living Room, and 2 for the Side Porch off of the Den/Family Room | 2 Solid Masonry Chimneys with amazing Profiles on both the Front and Back of the Estate that contain 2 Chases each for 4 Fireplaces w/ Gas Starters | Den/Family Room Fireplace is phenomenal work of art with mirror-image symmetry | Fire Brick is Kimberly - deemed to be the best fire brick to not crack. Enough were scavenged across the state to line the fire boxes of each chimney that are topped off with European-style Clay Chimney tops | All Brick – diamond cut.

Artisan Woodwork

Take notice of the stunning Filled Honduras Mahogany woodwork.

Filled Honduras Mahogany Front Door with leaded and beveled glass transom and side lights | Filled Honduras Mahogany Walls on Upper and Lower Foyer, Staircase, Den/Family Room, Kitchen, Breakfast Room, and Coffered Ceiling in the Den/Family Room | 2 Built-in Mahogany Bookcases | 21 Mahogany Interior Doors with Pomelle Sapele Inlays | Den/Family Room Mahogany Mantel w/ Inlay of Pomelle Sapele and Australian Lace Woods | Den/Family Room Mahogany French Loop Inlay on Alabama White Oak Clear Flooring | 4 Mahogany Pocket Doors with leaded and beveled glass in Living Room (2), Den/Family Room (1) and Dining Room (1) | Hand Carved Mahogany Mantel in Living Room with Alabama White Marble Hearth with a Mahogany Picture-frame Inlay | Wainscoting and Ornate Moldings in the Living Room and Dining Room.

Custom Lighting

Take notice of the exquisite custom lighting that sets a warm inviting tone in every room.

Massive Antique European Chandelier in the Foyer | Hand-painted Czechoslovakia Crystal Chandelier in the Dining Room with matching Wall Sconces & Table Lamp | Accent Lighting is projected to a painting on the wall of the Dining Room as well as both the center and each end of the Dining Room table | Accent Lighting in the Den/Family Room is projected to a Tapestry over the fireplace | Accent Lighting in the Kitchen and Living Room | Exterior Lighting includes 2 Gas Lights with dancing maple leaf flame, recessed lights in the retaining wall to illuminate steps, and low-voltage landscape lighting.

Other Notable Amenities

Marble floor in the Foyer with brass inlay | Built-In Entertainment Cabinetry in the Den/Family Room with Surround Sound and rear service access | Dining Room has an accent wall that is completely mirrored with two hidden china and silver closets | Master Bath has a pocket door with ornate etched glass that leads to a separate Steam Shower | 2 of the Bedrooms upstairs have a built-in study desk with shelves | The Laundry Room has a built-in Murphy Ironing Board.

HVAC System

Ground Source Closed Loop Geothermal Highly Efficient Heating and Cooling System. All three heat pumps are inside. 5 Yrs ago the main heat pump was replaced and the other two were upgraded. This equipment will outlast conventional equipment two to one. The efficiency is unparalleled as compared to conventional air conditioning as this system uses water at 65 degrees to cool or heat the heat pump. Conventional systems use whatever the air temperature is outside to heat or cool their heat pump. Also the system makes no more noise than a refrigerator. The estimate for this system today is in excess of \$100k. In addition, heat is further pulled off the unit by using the waste heat to run the 3 Water Heaters. In effect you are getting free hot water while making the heat pump more efficient.

Plumbing

90% Copper with ¾" main lines with ½" step downs for point of use. 2" main line from city water to house. Cut off valves and stainless steel supply lines to point of use. 40 Drain lines throughout with clean outs. Special Septic Tank with 400 feet of field lines – specs called for 300 feet. Percolation field is a huge basin of sand to aid in evaporation. All pressure pipes through studs are cushioned.

Electrical

400 amp underground service with separate panels on each floor. Designed and installed by Electrical Engineer. A true work of art in each panel.

Basement Foundation

12" Steel Reinforced poured Concrete Walls with Exterior Insulation.

Roof

GAF HD Timberline Weatherwood Architectural Shingles. Lifetime Warranty. Installed 2010 and washed in 2019. All Copper Flashing.

GALMLS Remarks

Unique Timeless English Tudor – Abounding w/ Quality Materials & Craftmanship as well as Sustainable Assets that make this Estate Highly Desirable. People are valuing Clean Air, Green Space, & Clean Water more than ever. Beyond the quiet, elegance of this Picturesque Estate beautifully appointed w/ Filled Honduras Mahogany, Beveled & Leaded Glass, Alabama White Oak Clear HW flooring & High-End Kit is the fact that it's situated on 140 acres w/ two large ponds. 1/3rd of the acreage is open land - grow your own food & keep farm animals. The other 2/3rds of the acreage is mature woodlands w/deer trails & a shooting house. The garden & lawn close to the estate are watered by a custom pond irrigation system. If there were ever a need to supply your own water, there is a back-up drilled well that is located under the basement stairs – Just flip the switch for well water. In the basement you'll also find a 2nd Kit, 2 FPs, & a large "safe room" w/BR/BA. Central Vac. Sec Sys. Pella Win/Doors.

2020 Exterior - all wood replaced, all new paint, new gutters, & garage doors refurbished | Roof is GAF HD w/architectural shingles & lifetime warranty. Electrical was installed & designed by an electrical engineer - a true work of art in each panel. Plumbing - 90% Copper. Exterior Walls are 6" Thick & Insulated w/Rock Wool & 1" Polystyrene & House Wrap w/ every possible site for air infiltration caulked. Interior Walls & Flooring are filled w/Rock Wool for sound control & Interior Floors are 2" Thick. Baldwin & Lawrence Brothers Hardware. Ground Source Closed Loop Geothermal highly efficient Heating & Cooling System. 3 Rustproof WtrHtrs