

Property Details for 12 Kings Row

Lot: 47,198 sq. ft. (1.08 acres)
Lot # 31 Avalon Estates (AP23/Lot 157)

Total Square Feet: 6,191
First Floor: 2,739
Second Floor: 1,971
Garage Loft: 622
Finished Basement: 859

Kitchen

DCS 48" Dual Fuel Range (two ovens, 6 burners (propane) and griddle
Jenn-Air 30" Single wall convection oven
Subzero Wine refrigerator
Subzero 36" refrigerator
2 Fisher & Paykel dishwasher drawers
Bosch dishwasher
DCS 30" warming drawer
2 sinks (prep and cleanup) both with disposals

1st Floor Laundry Room

Bosch Axxis stacked washer & dryer

2nd Floor Laundry Room

Whirlpool Duet Front Load Washer
Whirlpool Duet Front Load electric washer;
MTI Whirlpool Laundry Sink

Garage

3 Bay
Heated
bathtub used as dog wash tub (hot and cold water)

Alarm/Security System

Honeywell Ademco 16 zone
3 keypads
All first floor doors and windows contacted
Motion detectors on all floors
Electronic sirens and external monitoring
Battery backup
7 external cameras with video monitor and Honeywell DVR storage/playback

House Sound System/Media

All rooms have ceiling or wall speakers (Tannoy/Paradigm)
Outside speakers on master bedroom balcony
Elan Z-100 intelligent keypads and volume control throughout house
Sony 5 disk CD player
AudioSource 100 amp power amplifier
6- Elan Z series power amps
Sony AM/FM Receiver
Sony Quartz Lock Digital Synthesizer

Family Room Theater

50" Plasma TV Paradigm Studio 20 front Speakers
Paradigm CC470 Center Channel
Paradigm SA 30 in-wall speakers
Yamaha Receiver
Sony CD/DVD player
Sony head unit
Cable TV DVR unit

Upstairs Garage Media Room/Office

Sony LCD projector with motorized screen
Sony 5 disc CD player
Tannoy – 5 speaker/Definitive Sub Woofer
Samsung Blu-Ray Player
B&K A/V Surround Sound Receiver THX
Elan Amplifier
Motorola DVR/Cable

Fireplaces

3 propane log
1 wood burning
120 Gallon Propane tank also connected to outside barbecue grill

HVAC System

2 - 330 gallon oil tanks
2 Viessmann Vitorond200 boilers
3 zones
Weil-McLain Gold Plus 80 – 56 Gallon Hot Water heater
3 air handlers utilizing hydro air system
4 Goodman CKLA/C Units
 CKL-24-1L (24,000 BTU's)
 CKL-49-1A (49,000 BTU's)
 CKL-36-1K (36,000 BTU's)
 CKL-30-1G (30,000 BTU's)
Garage – Modine-Hydronic Heater

Radiant heat (hot water fed) in house-garage stone walkway
Electric radiant heat in Master Bath, Mudroom and Mudroom Bath

Floors

Brazilian Cherry on 1st floor
Oak with inlaid cherry 2nd floor

Electrical Generator

Separate generator electrical panel
Garage generator plug
Generator not installed

Central Vacuum System

Vacu-Maid Model P-225 "Silent Partner"
8 vacuum inlets/2 hoses

Walpole Woodwork fences with custom designed dog kennel behind garage

Landscape Lighting

Extensive walkway and perimeter low voltage lighting x10 system and 3 timer units

Phone System

Panasonic Digital Hybrid 816 – 4 lines /8 extensions

Koi Pond with 2 waterfalls

Sprinkler System

RainBird Pro with 16 zones

Extensive built in mahogany and painted cabinetry constructed and installed by
Joshua's Mountain Cabinetry, Assonet, MA.