

43 Rockhill Road

This fine newly constructed Center Hall Colonial on Rockhill Road is in the quiet Fairfield Park neighborhood of East Hills, a good location for those who want to be closer to the Roslyn train station or Roslyn High School, without the hustle and bustle being on their doorstep or in their backyard.

Home Specifications

- A one of a kind 3900 square foot residence
- Impressive High Ceiling Foyer Entrance
- Five bedrooms
- Five and one half elegant bathrooms
- Graceful curved cherry staircase
- Large open living room
- Comfortable family room with fireplace
- Spacious eat-in kitchen with state of the art appliances, center island, radiant heat, and a sliding door opening to the backyard
- Cherry hardwood flooring in the main living areas and the second floor bedrooms (3¼" wide)
- Six inch plus (6"+) base moulding and 3¼"+ casing throughout
- Versatile Laundry Room
- Two-car remote operated garage(s), as per plans
- Energy efficient three zone heating and air conditioning systems
- Energy efficient extra large Andersen windows
- Pre-wired for cable, telephone and computer in all bedrooms
- Hardwired smoke and carbon monoxide detectors
- Central vacuum system throughout the residence
- High hat lighting and DeCora Light switches
- Landscaping and grass as per landscaping plans
- Pre-wired alarm system
- Traditional stone and cedar front facade

The Kitchen

- Rich wood custom cabinetry
- Granite countertops
- Double sink-stainless steel
- Custom center island
- State of the art stainless steel appliances including:
 - 30" double wall oven
 - 42" Sub Zero side by side refrigerator
 - 36" Viking or equivalent five (5) burner cook top
 - 24" Bosch dishwasher
- Radiant heat
- Externally vented hood

The Bathrooms

- Master Bath
 - Raised wood panel cabinetry
 - Imported tile/stone floors and walls
 - Natural stone countertops
 - Two under the counter lavatories
 - Separate commode
 - Oversized shower with Grohe fixtures (body spray and rain head)
 - Freestanding Whirlpool tub with jets

- Radiant Heat
- Powder Room
 - Includes a stylish vanity with a natural stone countertop
- Other Bathrooms
 - Imported tile floors and walls
 - Stylish vanity
 - Large shower
 - Commode
 - Cabinetry
 - One additional bathroom with whirlpool tub with jets
- Kohler fixtures and faucets in all bathrooms

The Basement

- Full unfinished basement with separate outdoor entrance
- Ten-foot (10') high ceilings
- Oversized windows
- Concrete window wells for basement windows
- Full bathroom

The Windows and Doors

- Andersen windows including grills and screens throughout the first and second floors
- Designer French and/or sliding doors to the back yard
- Eight-foot (8') interior doors on the first floor

The Flooring

- Natural stone/tile in master bathroom
- Ceramic tile and/or natural stone in the foyer, secondary bathrooms, laundry room, and kitchen
- 3¼" x ¾" Cherry hardwood with border design in family and dining rooms. Cherry hardwood also in maid's room and the entire second floor
- All hardwood floors finished with one coat of sealer, two coats of matte, high gloss or semi gloss Polyurethane finish

Interior Trim Detail

- All rooms have six inch plus (6"+) base mouldings
- Three and one quarter inch plus (3¼"+) casing on all doors and windows
- Crown mouldings in dining, living, den, foyer, master bedroom, and other bedrooms where applicable
- Panels and chair rail moulding as per plan
- Tastefully placed decorative columns
- One and three quarter inch (1¾") solid paneled interior doors
- Coffered ceiling and crown moulding in Dining Room

Heating, Air-conditioning and Plumbing

- Natural gas boilers
- Indirect hot water heater
- Three (3) HVAC zones:
 - 4 ton blower with hot water coil located in the basement for the first floor
 - 1 ½ ton blower with hot water coil located in the attic for the master bedroom
 - 2½ ton blower with hot water coil located in the attic for the rest of the second floor
- Computerized thermostats

- Copper refrigeration pipe with ozone friendly Puron

The Exterior

- Exterior decorative moldings on all windows and soffits
- Front porch with columns as per plans
- Stone and Cedar siding

Roof Design

- Hip roofs
- 30 year architectural shingles

Other Details

- Nine and a half foot (9½') ceilings on the first floor
- Tray ceilings on the second floor
- Custom closet systems
- Laundry Room with custom cabinetry, sink and vanity
- Interior walls- one coat of prime paint, and two finished coats of flat paint
- Mouldings- semi-gloss Benjamin Moore paint in white, off-white or egg-shell
- 5/8" sheetrock throughout the residence interior
- 2x6 Douglas Fir for exterior walls
- Solid exterior sheeting
- Full house wrap to reduce air filtration
- R-19 fiberglass batt wall insulation
- R-30 fiberglass batt ceiling insulation, including basement
- Black top driveway with Belgian block borders

Disclaimer: Please note specifications and details are subject to change without notice and are not warranted. Contact a representative for latest information.