

15 Obsidian Lane

Paradise Valley, Montana

Overview of the Home

Foundation:	Crawl space
Home Size:	2952 Sq. Ft.
Main Level:	1568 Sq. Ft.
Upper Level:	1048 Sq. Ft.
Unfinished:	336 Sq. Ft. (Bonus Room Above Garage)
Bedrooms:	4
Bathrooms:	2.5
Exterior Walls:	9ft. 4x6 framed
Interior Walls:	Stick framed
Ceiling Height:	9ft ceilings throughout; Vaulted Ceilings in Living Room
Interior Trim:	Knotty Alder 1x6
Exterior Trim:	Reclaimed Wood
Insulation:	Urethane & Batt Insulation, Very Efficient
Heating:	Forced Air, 95% Efficient American Standard Furnace
Exterior:	Hand-Hewn Log Siding
Lot Size:	2.00 Acres
Builder:	Gentry Construction, LLC

Covered Front Deck

Features:	Fully covered front porch Views of Paradise Valley & Surrounding Mountains
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Entry Way

Flooring:	Travertine Tile
Features:	Distinctive entry with coat closet

Dining Room

Flooring:	Travertine Tile
Features:	Open design great for entertaining Sliding glass door to back deck Picture window with mountain views

Kitchen

Cabinets:	Knotty Alder
Counters:	Granite
Sink:	Double Undermount Sink
Dishwasher:	Stainless Steel
Range:	Stainless Steel, Gas Range with Hood
Microwave:	Stainless Steel
Refrigerator:	Stainless Steel
Flooring:	Travertine Tile
Extra Features:	Window above sink overlooks back yard and western exposure of Paradise Valley

Laundry Room/ Mud Room/ Pantry

Flooring:	Travertine Tile
Features:	Washer & Dryer Hookups Walk-In Pantry Enclosed Mechanical Room with Crawl Space Access Coat Closet/Extra Storage Space Entry from Garage

Living Room

Flooring:	Circle Sawn Hickory Hardwood Floors
Features:	Grand Vaulted Ceilings Wood-Burning Rock Fireplace, Reclaimed Beam Mantle Large Picture Window

Master Suite

Flooring:	Carpet
Features:	Large Windows Spacious Walk-In Closet

Master Bathroom

Vanity:	Hickory Cabinets with Double Undermount Sinks
Vanity Top:	Granite
Mirror:	Dual Mirrors
Flooring:	Travertine Tile
Extra Features:	Private design with privacy-glazed window

Half Guest Bathroom - Downstairs

Sink: Pedestal Sink
Flooring: Travertine Tile
Extra Features: Designed for easy access by guests.

Bedroom 1 - Upstairs

Flooring: Carpet
Features: Window with mountain views
Spacious closet
Vaulted ceiling

Bedroom 2 - Upstairs

Flooring: Carpet
Features: Window with mountain views
Spacious closet
Vaulted ceiling

Bedroom 3/Office - Upstairs

Flooring: Carpet
Features: Window with mountain & pond views
Spacious closet
Vaulted ceiling
Track lighting

Full Guest Bathroom - Upstairs

Vanity: Hickory Cabinets
Vanity Top: Granite
Flooring: Travertine Tile
Extra Features: Linen closet space for extra storage

Garage

Size: Oversized 2-Car Attached
Extra Features: 336 sq. ft. unfinished bonus space above garage (great storage as is or could easily be finished into extra bedroom/office/media room)

Landscaping

Flower Beds: Native flowering plants bordered by moss rock locally harvested from the Mill Creek area in Paradise Valley
Lawn: Sod down July 2011
Trees: 10 total, mix of Aspens, Chock-Cherries, and Evergreens
Extra Features: Underground Sprinkler
Two custom rock walkways
Custom stone steps up to front deck

