

# 2 Mowbray Lane North

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## **Project Team:**

Design & Construction Manager – Owner and Proprietor

Architect – Robert Phillip Ferraro, Lynbrook

Structural Engineers – O'Donnell & Naccarato, Philadelphia, PA

Landscape & Site Architect – Michael Michel of Michel & Associates, Glen Cove

HVAC and Geothermal Engineers - Wallace Eannace, Plainview

General Contractor – Little Neck Development, Huntington

Custom Cabinetry/Vanities/Walls/Coffered ceilings – Master Concepts, Bay Shore

## **Residence on 2 Perfectly Landscaped Park-Like Acres:**

8,028 square feet primary living area

4,095 square foot semi-finished 11-14-foot-high basement with radiant heat

1,500 square foot attached foundational bluestone/rock/brick patio with gas BBQ kitchen and sink

1,483 square foot of attached wrap around Bluestone/River Rock/Azek porches and gazebo

1,186 square foot four-car garage with radiant heat

550 square foot loft

273 square foot bluestone 2<sup>nd</sup> floor circular balcony

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17,115 square feet of total structure

## **Mechanical & Engineering**

- Commercial grade steel infrastructure throughout the entire home from basement to roof
- Geothermal Heating and Air Conditioning (12 Water Furnace heat pumps)
- Two redundant high efficiency Lochinvar water heaters and boilers (overhauled in 2022)
- High efficiency blown-in insulation throughout home along with HVAC commercial grade insulation.
- Crestron Home Automation (expandable and remote controlled from mobile devices):
  - Entire property lighting controls
  - 15 zones of independent room climate control
  - 23 zones of interior and exterior multi-source Audio with 64 speakers inside and out
  - Power shades in seven rooms
  - Gas Fireplace controls
  - DVR recorded home security system with 14 cameras.
- Entire property industrial 70kw natural gas-powered generator, overhauled in 2022.
- 7 hi-def flat screen televisions (all new in 2022).
- Comprehensive central alarm system with central station monitoring.

## **Grounds:**

- Massive 1,500 square foot Playground
- Waterfall
- Wood burning firepit.
- 10' x 10' Shed (electrified)
- 16 zone irrigation system
- Extensive Landscape lighting

- Additional service driveway for boats, trailers, etc.
- Massive amount of underground drainage wells, pre-specified for code required swimming pool.

### **Architectural Designed Home:**

- 6 Bedrooms with 15-foot cathedral and 11-foot tray ceilings
- 6 ½ Bathrooms with radiant heat
- 4-inch Brazilian Cherry hardwood floors with 8-foot 1¼ inch solid mahogany doors throughout
- Dramatic detailed 22' Entry Foyer along with 5 Fireplaces (1 wood-burning and 4 gas)
- Primary Suite:
  - Custom cabinetry wall with gas fireplace, mantle, TV, and make-up vanity
  - Entry foyer
  - Two walk-in closets
  - Oval sitting room with 18-foot ceiling.
  - Wraparound bluestone balcony
  - Primary Bathroom
    - Double sink
    - Jacuzzi (air jets)
    - Steam Shower with Kohler digital DTV controlled rain head and body jets.
- Library Suite:
  - Cabinet grade mahogany floor to coffered ceilings.
  - Gym with 13-foot coffered ceiling
  - Gas Fireplace
  - Spa bathroom:
    - Hot rocks sauna
    - Vessel sink
    - Steam Shower with Kohler digital DTV controlled rain head and body jets
- Laundry Center:
  - Four washers and dryers (new in 2022)
  - Asko Drying cabinet.
  - Built-in Ironing Cabinet
  - Washboard sink with gentle jets for delicates.
- Great Room:
  - 30-foot-high ceiling with full height river rock wood-burning fireplace
  - Vermont crafted red oak timber trusses and rustic hardwood flooring.
  - Custom-made wet bar:
    - Wine-Keeper commercial grade two-zone pressurized wine server
    - Beverage refrigerator
    - Ice machine (rebuilt in 2021)
    - Two-way mirror with TV
    - Copper sink and countertops
- Professional Chef's Kitchen with three sinks:
  - DCS Appliances:
    - 48" Gas Range with two ovens (1 convection), four burners, grill, and skillet
    - Built-in wall Convection and Microwave Ovens
    - Warming drawer

- Two 7' Sub-Zero 36" refrigerator/freezer units, with ice maker
- One Sub-Zero under-counter refrigerator/freezer drawers
- Miele Dishwasher and Fisher & Paykel two-drawer dishwasher
- Filtered cold water dispenser.
- Butler's pantry with built-in Miele coffee (bean) machine and cup warmer