

# 4103 SOUND DRIVE

PINE KNOLL SHORES

PROPERTY HIGHLIGHTS

## RECENT RENOVATIONS & UPDATES

- Current owners brought in over 100 loads of backfill on soundside yard to raise elevation and increase the useable enjoyable space in the yard
- Added a seawall and renovated first 50ft of the dock
- Added warmth on the main living area by adding tile flooring
- Added additional storage under hot tub area for kayaks and outdoor games
- Motorized hurricane shutters added for ease of protection during inclement weather

## INTERIOR FEATURES

- The main fireplace and twenty-four-foot-tall stone wall that bisect the home are hand-fitted with Pennsylvania granite
- Heated floors in the den and kitchen area
- The living room chandelier is a custom Ulla Darni creation
- There are three unique stained-glass windows throughout the home
- The primary bedroom has a planked ceiling with hand-made ceiling trusses throughout and a fireplace with gas logs and a handmade plaster fireplace riser
- The primary bedroom suite is palatial and features three crystal chandeliers and motorized drapes
- There are 10-foot ceilings throughout the second floor, except for the primary bedroom, which has a vaulted ceiling
- The primary bedroom's en suite bath features a steam shower
- There is Italian Carrara marble in the primary bedroom and kitchen, granite is used elsewhere
- The upstairs bathrooms include towel heaters
- The library features an antique rosette stained glass window and a rolling ladder library system

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## INTERIOR FEATURES

- The main staircase is made from reclaimed old live oak wood fitted to a custom steel stairway
- fence post rails.
- The climate-controlled wine room is constructed of white oak, fits eight hundred bottles, and
- includes a rolling ladder system to reach the thirteen-foot-high racks
- The balconies are custom-constructed from handmade aluminum
- The entire third-floor storage space has an air injection system and is conditioned space for long-term storage & emergency supplies
- Water conditioning system for inside water with a reverse osmosis filtration system in the kitchen
- Oversized (4x6x8), high-capacity elevator with a finished wood interior
- Elevator access is provided to the upstairs bedrooms and to the house through separate doors
- Two additional bedrooms over the garage, with exposed beams, each with its own full bathroom with glassed-in showers, one with private balcony
- Extended deck with hot tub and view of Bogue Sound
- Added additional solar panels that feed a Tesla power wall

## WOOD ELEMENTS

- Reclaimed hickory floors on the second floor
- The mature live oak wood that was harvested in Georgia in the 1700s to build the USS Constitution, earning it the nickname “Old Iron Sides,” is the same wood found in the living area and power room
- Pecky cypress beams in several locations in the home
- Hand-hewn Amish-milled hemlock barn timbers from the nineteenth century in the entry and living room
- 12-inch poplar shiplap planking in the foyer/great room area, and wood plank ceiling

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## WOOD ELEMENTS

- The library and additional bedrooms on the second floor have ceilings constructed from 100+-year-old tobacco barn timbers
- Matching cherry cabinets in the primary bathroom and closet
- Eight-foot high five-panel alder wood interior doors
- Extensive use of wood trim throughout the home

## SAFE FEATURES

- Steel and concrete tornado-safe room on the first floor
- Safe room on the second floor in the primary bedroom closet
- Electromagnetically shielded additional safe room on the second floor

## CONSTRUCTION DETAILS

- The entire home is tied down, corner to corner, over the roof, with half-inch steel cables anchored to the slab
- Heavy steel-reinforced beams extend thirty inches into the ground at the perimeter and also diagonally in the slab
- Heavy steel frame construction bolted to the foundation on the first floor and anchored in steel-reinforced concrete
- The floor is hand-laid granite over solid concrete, with an anchor wall in the center of the home for lateral support. Tile flooring was then laid on top for additional warm and a welcoming feel
- Three-to-six-inch foam insulation in the walls and attic
- The 14-foot high garage is built with steel construction, ten-foot doors, and is fully lined with finished wood planks

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## EXTERIOR FEATURES

- The garage has a scuba/dog shower
- The windows are hurricane-rated
- The pier is three hundred-feet long with 20,000 lb., 9,000 lb., and 1,000 lb. watercraft lifts
- The dock has water, electricity, and two fiberglass dock boxes
- Seven-kilowatt solar panels on the roof
- 20 KW natural gas generator
- Fiber cement siding
- Standing seam metal roof
- The well supplies water for landscaping, irrigation, and to the outside faucets
- Custom landscaping with up-lighting
- Outdoor Lutron sound system
- The home is served by two heat pumps serving four zones, with a separate system for the
- Upstairs bedrooms
- Networked security system front and back with two outdoor internet-enabled cameras

## BUILDERS

- Architects: Jay Hood and Jay Horton
- General Contractor: Bob Worthington