

23 Meadow Lane, Prior Park, St. James

Detailed description

- 6,000 sq. ft. of living space
- Architect designed 3 bedroom 3 ½ bath main house with one bedroom cottage.
- Engineered steel roof structure that meets force 4 hurricane standards.
- Every room has an a/c unit, remote controlled ceiling fan, exterior windows. The Master bath also has an a/c unit.
- Master bedroom and 2 guest bedrooms have en suite bathrooms with extractor fans and exterior windows.
- Master bathroom includes Jacuzzi tub.
- Skylights (by Anderson) in every room and 2 in the kitchen which are mechanically operable and rain sensitive. Master bedroom, Entertainment room and corridor have two skylights.
- Double glazed windows (by Anderson) with insect screens
- Insulated exterior doors (by Anderson) with triple locking mechanisms.
- All bedrooms have doors leading to the covered pool patio, swimming pool and wooden deck.
- Complete house and study is wired for telephone and internet. Sections of the house have wireless access.
- Interior house floors, patio surfaces and steps are tiled with porcelain tiles. All tiles exposed to external elements are non-skid.
- Entire house is wired for installation of audio/video intercom system and G4S security.
- Central vac system implemented throughout house – vacuum tubing jacks into ports (with built in power supply) on the wall of every room and this suctions to a vacuum tank in garage.
- 6,000 gallon capacity tank under cottage for collection of rain water
- Grounds are landscaped inclusive of an electronic irrigation system (utilizes water from aforementioned tank).
- Entertainment room is wired for 8 speakers to provide surround sound.
- Bedrooms, kitchen and entertainment room wired for cable access.
- Water softener system treats all water to house
- Copper piping installed for interior of house
- Backup generator to power complete house in the event of loss of main electricity.
- All exterior walls and ceiling are insulated with “Roxul” to reduce cooling costs.
- Roof is “blue sealed” for added protection against leaks & vented to extract heat that normally accumulates within ceiling/roof.
- Plastic fencing which is UV protected, surrounds the perimeter of the house. This fencing has a lifetime warranty.
- Every room is wired to handle 110v and 220v appliances.
- Almost every plug has its own breaker.
- Basement built into base of cottage.
- Electronic entrance gates and motorized double garage door.
- Low water consumption WCs with slow closing lids and tower flush feature (American Standard Champion).
- All faucets (sinks and baths) are Grohe and Moen.
- Swimming pool is 32' x 16' and 5'3" at deepest end.