

Welcome to **Villa Piazza**. This home was built in 2003 by custom luxury-home builder Heritage Builders, through the imagination of Schultz Design and architect Kurt Oravec, along with the artistic expression of the current owners. It encompasses 8849 finished square feet on a beautiful corner lot in White Oaks in Lemoyne, Pennsylvania. Just minutes from the state capital of Harrisburg, this Mediterranean estate is hidden away in a quiet, hilly community; yet close to all major arteries.

Upon stepping through the front gate, you'll be captivated by a world of beauty. The main living areas are designed to bring the outside in; evoking the feeling of being in different courtyards defined by pillars, archways, and windows. The room themes, inspired by the owners' world-wide travel, emit such charm that you feel you're stepping into the elegance of modern yesteryear; wrapping yourself in peace and tranquility.

FIRST FLOOR - RIGHT WING - INFORMAL AREAS

There are informal areas for you to feel like you are at home. These encompass the Family Room, Breakfast Room, Kitchen, Butler's Pantry, Office area, Pantry, Laundry Room, Mud Room, and Game Room. In these areas you find skip – trowel finished walls, Italian lighting, and custom-made window awnings, giving you that old world charm.

Family Room

- * Wall-to-wall carpeting
- * Two-sided gas fireplace connecting to the breakfast room, with tile surrounding fireplace, tiled hearth, and custom made stained mantle
- * Ceiling speakers
- * Programmable dimmer switches
- * Interior window awnings
- * **Powder Room** with custom-made sink stand, mural, and decorative ceramic tile flooring in a 'grass' design

Breakfast Room

- * Custom-made stained finish mantle
- * Flat-screen TV niche above mantle, hidden by slide mounted painting
- * Italian-style ceramic tile flooring
- * Ceiling speaker

Kitchen

- * Old world charm Colonial Craft Kitchen with under-cabinet lighting
- * Granite countertops
- * Center island includes Bar Overhang for 3 stools, dual copper sinks with copper fixtures, copper finish hot shot, Miele dishwasher, pullout double trash can drawer. Island is crackle finished and has extended cabinetry including storage drawers for glasses, dishes, and silverware; as well as a glass breakfront for display or additional storage
- * Two Sub-Zero refrigerators are housed in custom-built cabinetry
- * Glass stovetop with tiled backsplash and flanking pull-out spice racks
- * Warming drawer
- * Two corner small-appliance cabinets with interior electrical receptacles
- * copper farm sink with copper fixtures
- * Built-in cabinetry for microwave with hideaway enclosure door
- * Built-in cabinetry for small TV, with pull-out shelf and hideaway enclosure door

- * Double ovens
- * Built-in rollout wheeled bus-boy cleanup cart
- * Built-in step stool
- * Italian-style ceramic flooring
- * Extended sitting area
- * Ceiling speakers

Butler's Pantry

- * Custom-made stained cabinetry
- * Granite countertops
- * Custom-made rollout wheeled serving cart
- * Warming drawer
- * Faux-painted copper walls
- * Italian-style ceramic tile flooring

Office Area

- * Custom-built two person Computer Station with side-by-side granite countertop work areas. Each has above-desk shelving, drawers, electrical/network connectivity, slide-out keyboard tray and hideaway enclosure doors
- * In between the work areas is additional shelving, drawers, and a printer garage and hideaway enclosure door
- * Italian-style ceramic tile flooring
- * Built-in floor-to-ceiling bookcase

Walk-in Pantry

- * Italian-style ceramic flooring
- * Floor-to-ceiling built-in shelving for storage

Laundry Room

- * Built-in cabinetry for storage
- * Laundry sink
- * Built-in over/under hanging rods for drip dry clothes; lower is fixed, upper has pull-down rod for easy reaching
- * 8" platform for washer and dryer: no bending :)
- * Ceramic tile backsplash and flooring

Mud Room

- * Built-in storage lockers
- * Hand-painted wall murals
- * Italian-style decorative ceramic tile flooring
- * Service door to Garage
- * Service door to side yard

Game Room

- * Custom-made stained bar with room for 5 barstools, integrated copper sink, two-tier ceramic tile countertops with puzzle pieces designed on upper counter, below-counter storage, niche for mini refrigerator
- * Built-in bench seating with storage drawers beneath
- * Paint crackle wall finish
- * Italian-style ceramic tile flooring
- * Game closet with floor to ceiling shelving
- * **Powder Room** with decorative Bombay sink stand, copper basin and fixtures, Italian-style ceramic tile flooring

FIRST FLOOR - CENTER COURTYARD - FORMAL AREAS

The formal areas evoke elegance; yet at the same time the serenity and comfort of a courtyard. These areas include the Foyer, Living Room, and Dining Room. Entertain a big crowd with ease, or relax with a book by the fireplace.

Foyer

- * Large, two-story ceiling
- * Skip-trowel wall finishing with hand-painted designs and inlaid hand-painted tiles providing old world charm
- * Hand-painted gates for that warm, old world look
- * Chandelier with electric lift for cleaning
- * Outdoor-style wall lighting to enhance the courtyard appearance
- * Italian-style ceramic tile flooring

Living Room

- * Two-story ceiling
- * Two-sided gas fireplace connecting to Dining Room, with tile surround, tile hearth, and custom-made stained mantel
- * Three interior balconies above fireplace give view to upstairs floor-to-ceiling wall library
- * Skip-trowel wall finishing with hand-painted designs and inlaid hand-painted tiles provide old world charm
- * Italian-style ceramic tile flooring
- * Ceiling speakers
- * Fiber-optic accent lighting that can be set to change color

Dining Room

- * Two-story ceiling
- * Courtyard feel with interior balcony overlook at one end, and opposite end an interior pergola meshing through shuttered windows to view of outside pergola - giving appearance of one flowing space. Trumpet vines line both interior and exterior pergolas
- * Floating granite buffet counter
- * Skip-trowel wall finishing with hand-painted designs and inlaid hand-painted tiles provide old world charm
- * Italian-style ceramic tile flooring
- * Ceiling speakers
- * Fiber-optic accent lighting that can be set to change color

FIRST FLOOR - LEFT WING

Grotto

- * Textured paint and wall treatment on curved alcove
- * River stone tile flooring with acrylic finish
- * **Powder Room** with floating granite counter, slate floor with copper and glass accents. Venetian clay walls can easily be repainted.

Master Bedroom Suite...Inspired by tropical islands

- * Plush carpeting
- * Italian-style tile flooring in adjacent sitting area with niche for mini-refrigerator
- * Faux-painted walls
- * Faux-painted porch awning on ceiling
- * Built-in cabinetry with window seat and min refrigerator niche in adjacent sitting area

Master Bath Suite

- * Limestone flooring and countertops
- * Copper fixtures throughout
- * Heated floors
- * Whirlpool tub with limestone deck
- * Walk-in limestone tile shower with built-in bench shelving, four wall-mounted adjustable body sprayers, and overhead rain showerhead
- * Two-sided his and hers sink area, one with copper-finish hot shot
- * Built-in vanity area with counter top and flanking floor-to-ceiling cabinetry
- * Faux-painter walls and ceiling
- * Outdoor-style wall lighting
- * Wall-mounted TV bracket

Master Walk-in Closet Suite

- * Built-in floor-to-ceiling closet system
- * Built-in over/under hanging rods; lower is fixed, upper has pull-down rods
- * Integrated open shelving and draws
- * Plush carpeting
- * Wall-length window seat with shoe storage cubby holes below

Stairwell to Second Floor

- * Sculptured carpeting on stairs and landings

SECOND FLOOR

In-Law Bedroom Suite...Inspired from Morocco

Kitchen/Sitting Area

- * Built-in cabinets
- * Faux-painted walls
- * Kitchen has a ceramic tile flooring, Sitting Area is carpeted
- * Ceramic tile countertop
- * Double sink
- * Microwave
- * Stove
- * Niche for refrigerator

Private Hallway with Walk-In Closet, and Mechanical Room for upstairs zone

Bathroom

- * Walk-in shower
- * Oversized bath tub
- * Cabinetry with cultured marble countertop
- * Ceramic tile flooring

Bedroom

- * Faux-painted walls
- * Wall-to-wall carpeting
- * Adjacent sitting area with French doors to a Romeo and Juliet Balcony
- * Built-in bench window seat and flanking storage drawers

Bedroom Suite 3...inspired from South Africa

Bedroom

- * French doors overlooking Dining Room
- * Faux-painted walls and mural
- * Wall-to-wall carpeting
- * Adjacent sitting area with French doors to a Romeo and Juliet Balcony
- * Built-in bench window seat and flanking storage drawers
- * Corner closet with floor-to-ceiling storage

Bathroom

- * Ceramic tile flooring with emerald glass inserts
- * Cabinetry with ceramic tile countertop
- * Sink with hand-painted animal figures and elephant faucets
- * Elephant tusk light fixtures
- * Walk-in shower unit with wall mural

Library

- * Custom-made stained wall-to-wall book shelves
- * Rolling ladder for access to upper shelves
- * Italian-style ceramic tile flooring
- * Three balcony overlooks into Living Room

LOWER LEVEL

Exercise Room (can be used as 4th Bedroom)

- * full window views to lush backyard
- * large closet
- * wall-to-wall carpeting
- * **Full Bath** with integrated shower/tub combo, faux-painted walls, ceramic tile flooring, cabinetry with cultured marble countertop

Craft Room

- * storage closet

Exterior Backyard Service Door

- * coat closet

Hallway to Unfinished Basement

- * Two separate closets: one medium size, one large with built-in shelving

Unfinished Endless Pool Foundation with Conduit for Access for future finishing

Mechanicals

- * Three HVAC Zones:

1st Floor (DR, Kitchen, FR) - closet in unfinished portion of Basement

1st Floor/Lower Level (LR, Master Suite, and Lower Level) - closet in Exercise Room

2nd Floor - closet in Hallway of In-Law Suite Includes ceiling access to motor for optic lighting

- * Poured concrete foundation
- * Natural gas forced air heat from Hybrid Closed-System Boiler/ Hot Water Heater with in-line humidifier
- * Central air
- * Crawl space 4" height access to exterior water shut-off (below Kitchen and FR)
- * Two 200 amp electrical panels
- * Control panel for premises security system
- * Termination point for phone/cable
- * Distribution Hub for home-run network wiring throughout home
- * Front-end whole-house water conditioner,
- * Front-end whole-house chloramine water filter
- * 12' ceilings in unfinished basement with large storage space

EXTERIOR

Exterior Features

- * Stucco wall (block on concrete foundation) surrounds backyard. Two gated accesses, wall piers and 9 built-in planter pier caps
- * Multi-zone irrigation for flower beds, including drip irrigation in 9 planters
- * Walkways and porches with pre-colored poured concrete
- * Summer Kitchen on back porch: extended Italian-style ceramic tile countertop with copper sink and fixtures, electric stovetop, below-counter storage cabinets, ceiling fan, ceiling speaker, cable hookup, recessed lighting
- * Side porch sitting area
- * Open air porch surrounding pergola off of Dining Room
- * Lamp post lighting borders steps from upper to lower backyard
- * Circular Driveway in front of home. Stucco piers with lighting finish the driveway on both ends
- * Separate family driveway with extra parking for oversized 3-car garage access. Automatic garage door openers on all three bays with additional keyless entry. Utility tub in garage and control panel for irrigation system.

GENERAL

- ** All walls have been hand-painted. There is no wall paper. This will make customizing to your tastes easy.
- ** All closets have door sensors for automatic lighting
- ** Monitored premises security system with control panels at front door, side door, and in Master Bedroom
- ** Custom-painted Hunter Douglas shutters