

The Majestic

Cull
Homes

Cull Homes
859.441.3070
Doug Cull



Doug Cull's passion for tradition can be seen throughout "The Majestic" and many of his custom homes. As a second generation builder and developer, Doug is committed to continuing the fine tradition established by his father. The Cull Homes commitment to providing unique homes begins with a custom plan, continues with quality building and ends with satisfied clients. You'll find Cull Homes in many beautiful communities throughout this area. Many homes are built on privately owned lots where customers use his design and specification services. For those requiring a lot, site evaluation and acquisition services are available. Cull Homes primarily applies their valuable resources building custom homes, additions and remodeling. The company's professional staff personally supervises all phases from site selection, concept plan development, pricing alternatives, plan finalization, construction scheduling, client communication, move-in and complete customer satisfaction. Cull Homes continued success has repeatedly been recognized through awards from HomeFest, Calvacade of Homes, Dream Home and CitiFEST. Contact Cull Homes in Ft. Thomas, Kentucky, to view photos and awards.



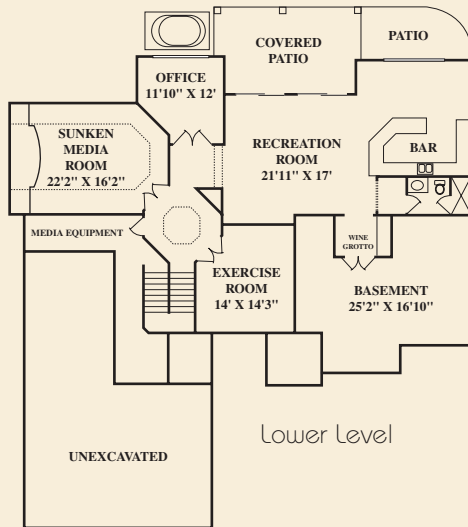
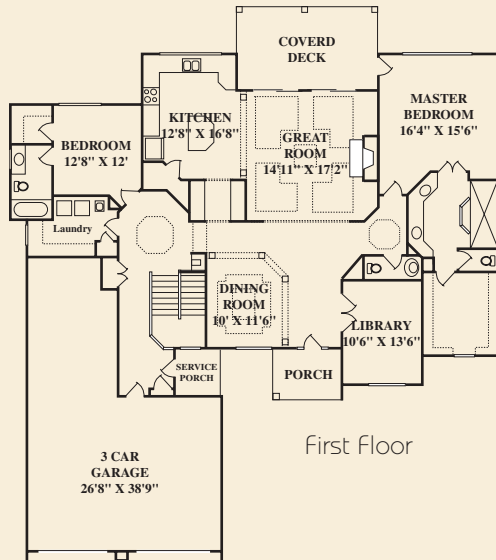
Cull Homes invites you to step back in time and experience the old-world charm of "The Majestic." The Majestic has been the name of great old movie houses throughout the United States and thus inspired the house name selected by the homeowners.

Decorator J.W. Fleckenstein of Interiors by Kurtinitis describes it well: "Our Old world house represents a warm and comfortable look with state-of-the-art technology." Sound Design Inc. installed smart controls for the whole house audio system; a lighting control and automation system that controls automatic on/off, dimming and lighting pathways; great room surround sound system; plasma and LCD displays; and a home theater with 110-inch screen. The house boasts 4,200 square feet plus 200+ square feet of covered porch overlooking the 17th hole of Triple Crown Country Club.

The remarkable entrance to the main level includes a mahogany door with beveled glass, hardwood floors and wrought iron staircase. High ceilings, 8-foot doors and dramatic ceiling detail exemplify Cull Homes' quality craftsmanship. The master suite has custom built-ins and tall closet system to maximize storage; the master bath has curved glass block and furniture style cabinets.

The main level is semi-open with a kitchen, butler's pantry, great room and formal dining room. The large kitchen takes advantage of the spectacular view and has three skylights to add even more natural light. The cooktop is embellished with a whimsical mosaic coordinating with a black distressed island. Solid maple cabinets are finished in a coffee glaze to accentuate the furniture look. All appliances are upgraded, including a warming drawer and Insta-Hot for hot beverages. A massive limestone fireplace adds old-fashioned elegance to the great room. The library has high ceilings and custom oak stained bookshelves.

The lower level has a sunken media room; wet bar, wine grotto, bathroom, office, exercise room and an unfinished area for more storage. The most appealing view from HomeFest 2004 is undoubtedly from the rear of Cull Homes' The Majestic. The covered porch serves as a second dining room for outdoor entertaining and relaxation.



BUILDER: Cull Homes
LOT NO: 25
SITE: Triple Crown
ADDRESS:
HOME SOLD? Yes
SELLING PRICE with LOT: \$700,000
TOTAL Sq. Ft. of Home: 4,200

ROOM SIZES

Entry: 7' x 16'
 Dining: 10' x 11'
 Laundry: 12' x 8'
 Master suite: 16' x 15'
 Bedroom 2: 12' x 12'
 Rec room: 21' x 17'
 Office: 11' x 12'
 Great room: 14' x 17'
 Kitchen: 12' x 16'
 Master bath: 12' x 13'

EXTERIOR

SHINGLES:
 Brand: Elk Prestige High Def.
 Color: Weatherwood
GUTTERING:
 Type: Mollett—refinished ogee
 Color: wicker
VENEER:
 Brick Color: Tate—rose range tudor
 Mortar: 3 lb. ochre grape vine joint
PAINT/STAIN COLORS:
 Trim: Pella tan/stampede 979
 Siding: Moores—hardiplank cedar
 Doors: Pella tan
 Windows: Pella tan
WINDOWS:
 Type: Pella Pro Line—Tan
DOORS:
 Style: 391 Series

INTERIOR

APPLIANCES:
 Brand: Subzero/Wolf by Hagedorn
 Color: Stainless Steel
FIREPLACES:
 Type: Tate—Icon 180
 Facing: Classic cast stone-tan
LIGHT FIXTURES:
 Interior: Central Light
 Exterior: Wininteriors
 Smart Light: Sound Design Inc.
PLUMBING FIXTURES:
 Delta Select by Wininteriors
 Plumbing Contracting by Henn
 Plumbing
TRIM SCHEDULE:
 Trim and built-ins by Landrum
 Construction

CABINETS

KITCHEN:
 Wood: Nisbet Brower/Diamond/maple
 Stain: coffee glaze
 Door Style: Selena Square raised pane
 Counters & Splash: Ohio Tile—golden
 beach/Ohio Tile—Versaille
 mosaic/Durango

Faucets: Wininteriors—Delta Select
 Sinks: Blanco magnum series by
 Wininteriors

MASTER & UPSTAIRS BATH:

Master Bath:
 Wood: Nisbet Brower/Diamond
 Distinction/maple
 Doors: Windham Square raised panel
 Bath 2:

Wood: Nisbet Brower/Diamond
 Distinction/maple

LAUNDRY:

Wood: Nisbet Brower/Diamond
 thermofoil/white
 Doors: Geneva square raised panel
WET BAR:

Wood: Nisbet Brower/
 Diamond/maple/natural
 Doors: Carlisle slab/full overlay

FLOORING:

Wood: Halls Hardwood
 (859) 491-3385
 Ceramic Tile: Ohio Tile and Marble
 (513) 541-4211
 Carpet: J.P. Flooring, Inc.
 (513) 346-4300

WALLPAPER:

Interiors by Kurtinitis (513) 321-3052
WALL & TRIM:
 Entry/laundry: Concorde ivory
 Kitchen/great room: Marblehead gold
 Master suite/library: Woodstock tan
 Formal dining: Townsend Harbor brown
 Bedroom/Bath 2: Yorkshire tan

LANDSCAPING COMPANY:

Stegman Industries (859) 781-1562

HOME DESIGNER/ARCHITECT:

Cull Homes (859) 441-3070/Studer
 Residential Designs (859) 441-9460

DECORATOR:

Interiors by Kurtinitis, Inc.
 (513) 321-3052

FURNITURE PROVIDED BY:

J.W. Fleckenstein

SPECIAL LIGHTING:

Sound Design Inc., (859) 384-2099