

JAYHAWK — BURGER



Builder: <u>BURGER</u> **LOA**: 78' 0" (23.77m)

Year Built: 1981 **Beam**: 18' 5" (5.61m)

Model: Motor Yacht Max Draft: 5' 4" (1.63m)

Price: PRICE ON APPLICATION Cruise Speed: 13 Kts. (15 MPH)

Location: United States **Max Speed**: 17 Kts. (20 MPH)

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If you would like to buy a yacht **JAYHAWK** — **BURGER** or would like help answering any questions concerning purchasing, selling or chartering a yacht, please call **+1(954)274-4435**

JAYHAWK — BURGER

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SPECIFICATIONS

Overview

This Burger is a classic! Had a \$750,000 refit in 2004, she is truly worth the time to take a look. Full time Captain maintained and an open checkbook by a very knowledgeable owner makes her stand out.

Basic Information

Category: Motor Yacht Sub Category: Flybridge

Model Year: 1981 Year Built: 1981

Country: United States Vessel Top: Bimini Top

Fly Bridge: Yes

Dimensions

LOA: 78' 0" (23.77m) **Beam**: 18' 5" (5.61m)

Max Draft: 5' 4" (1.63m)

Speed, Capacities and Weight

Cruise Speed: 13 Kts. (15 MPH) Cruise Speed RPM: 600 Kts.

Max Speed: 17 Kts. (20 MPH) Max Speed RPM: 2200 Kts.

Water Capacity: 1314 Gallons Holding Tank: 140 Gallons

Fuel Capacity: 2526 Gallons

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Accommodations

Total Cabins: 3 **Total Berths**: 5

Sleeps: 9 Total Heads: 3

Crew Cabin: 1 Crew Berths: 2

Crew Sleeps: 2 Crew Heads: 1

Hull and Deck Information

Hull Material: Aluminum Hull Configuration: Semi-Displacement

Hull Color: Navy Blue **Hull Designer**: Burger

Exterior Designer: Burger Interior Designer: IK Yacht Design

Engine Information

Engines: 2 Manufacturer: Detroit Diesel

Model: 12V71 Engine Type: Inboard

Fuel Type: Diesel

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DETAILED INFORMATION

Vessel Walkthrough

With proven yacht building expertise that dates back to 1863, Burger knows how to combine luxury and quality into every yacht. This 1981 78' Flybridge Cruiser is a prime example. Extensive interior, mechanical, electrical and exterior upgrades in 2004 and 2006 give this traditional motor yacht a fresh, updated feel.

Boarding amidships is easy and comfortable. From this central location, you can go forward to the mid-level salon where you will find access to the crew accommodations, galley and engine room, or you can go aft. Moving aft you will find the aft salon with new carpeting, furnishings and electronics. A large modular sofa with rattan base is complemented with five arm chairs, offering a wide range of seating configurations. With a wet bar, refrigerator and ice maker, refreshing drinks and snacks are never far away. This salon also has a new 37" LCD TV, plenty of storage and other amenities. The oversized air conditioning system with new air handlers fitted in 2010, offers year round comfort from which to relax and enjoy the panoramic view. An aft door opens to the cockpit and swim platform.

The cockpit offers bench seating to port and starboard. There is a transom door which gives access to the swim platform with a handheld shower. The cockpit is teak covered with a hatch to the lazarette and steering. Easy access to the aft salon means cool drinks and refreshments are close at hand. The cockpit has a newly installed chest freezer (2010).

Moving forward through the aft salon you reach the pilothouse which is situated amidships. Oak paneling gives this space a timeless classic feel. A traditional oak steering wheel fronts a helm equipped with state of the art electronics, completely new and updated in 2004 and 2006. The amidships location affords excellent visibility. Generously sized bench seating is aft with plenty of throw pillows for comfort. Storage beneath the seating adds functionality to this area without sacrificing any of the spaciousness. The Amtico flooring was installed in 2004. Stairs to the flybridge are port aft while steps down to the mid-level salon are starboard forward. This is where we will go next.

Forward of the pilothouse and down a few steps you will find the mid-level salon. Look closely and you will find the Nutone central vacuum discreetly tucked away to starboard, easily accessible. This spacious living area has an L-shaped sofa with upholstered ottoman (with storage) to port and two overstuffed club chairs in supple leather to starboard. A custom rosewood table with seating for four adds to the functionality and luxury of this room and expands from a game table to a nice sized dining table; truly a unique and beautiful accent. This area has a separate entertainment system which includes a 35" Sony TV, DVD player, CD player and other

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features. Douglas silhouette blinds provide privacy, or leave them up for plenty of natural light. New air handlers were fitted in the forward salon in 2010. Aft to starboard are the stairs up to the pilothouse and the stairs down to the accommodations. Forward starboard are stairs down to the galley, engine room and crew quarters.

Continuing forward you will reach the galley on the right and engine room access on the left. The galley is a spacious U- shaped design with generous amounts of storage both in the overhead cabinets and lower cabinets. This galley has an incredible amount of counter space, making meal preparations a breeze. Appliances are top of the line and include an upright GE refrigerator/freezer combo with water and ice dispenser, GE electric stove (4 burner), GE oven, Kitchen Aid microwave/convection oven. A curved dinette allows for cozy meals in the galley. A full size stacked washer and dryer is in this area and all appliances are new in 2011.

The guest staterooms, each able to accommodate four guests, mirror each other; one to port and one to starboard. Both have ensuite heads with showers, twin lower berths and two fold down upper berths. Hanging lockers and a center nightstand provide ample storage. Each stateroom is climate controlled.

JAYHAWK's accommodations are comfortable and well appointed and are accessed via stairs located aft in the mid-level salon. The master stateroom is aft. Oak cabinetry and woodwork is paired with fresh off-white carpeting giving this full beam stateroom an open and restful atmosphere. Nightstands, side bureaus, vanity area, and cedarlined hanging locker afford plenty of storage and the queen centerline berth is a perfect resting place after a full day at sea. All interior design is new 2004. The entertainment system, including a 31" Samsung flat screen TV (2013). The ensuite head is air conditioned with Corian counter tops, full step-in shower and updated plumbing fixtures (new 2004).

While JAYHAWK's interior is designed to pamper, her exterior is designed to excite. All decks are covered with teak. Varnished teak caprails compliment her flag blue hull. The foredeck has a spacious riding seat with new sunbrella cushions - a perfect perch to soak in the tropical sun, new Bimini top, 2013.

Accessed from the pilothouse, the flybridge is an open air entertainment arena. Relax and enjoy the view from beneath the new pipewelders bimini shade. You will command in comfort from the STIDD helm chair while a favored guest can ride along beside in his own matching STIDD chair. JAYHAWK's electronics are state of the art; upgraded completely in 2004 and 2006. L-shaped seating for 12 provides a comfortable spot for everyone to lounge and enjoy the invigorating sea air. The flybridge also has a refrigerator, sink with hot and cold water and plenty of storage beneath the seats and helm. Custom canvas covers protect all areas of the bridge when not in use. Aft of the helm is the boat deck area with 1997 14' Novurania tender and 8-person inflatable life raft. A MarQuipt 1000 lb davit is in this area as well.

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Burger states that they build each yacht with pride, passion and enthusiasm. One look at JAYHAWK and you will know that this is true.

Cockpit

- Transom door
- Teak deck
- Swim/boarding platform
- Ladder and built in cleats
- Platform handheld shower in cabinet
- Bench seating with cushions to port & starboard
- Starboard hold fenders and lines
- Courtesy lighting
- (1) 28" life buoys
- Wet/dry vacuum
- Spare wheel (37x36)
- Hydraulic system access through hatch to lazarette
- Trim tab system
- Storage
- Ship's (2) 24 volt DC battery banks AGM batteries (lazarette)
- (4) New starting batteries New 2015
- Chest freezer

Aft Salon

- 7' Headroom
- Lucite wing doors to side decks
- Dutch door aft to cockpit
- Varnished Oak wet bar with Corian counter
- Stainless steel sink with hot and cold water faucet
- U-Line Refrigerator
- Storage for glassware and bottles
- Oak paneling
- Carpeting
- (2) Ottomans
- Modular sofa with rattan base
- Two leather club chairs
- Oak side tables
- Oak round table
- Custom oak cocktail table
- Custom expandable rosewood table with seating for four, decorative compass rose inlay

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- Custom lighting
- Custom runners
- Decorative lighting
- Windows, 4 port and 4 starboard
- Hunter Douglas silhouette shades
- · Picture windows, port, starboard and aft
- Intercom/phone system
- Sharp 37" LCD flat screen TV
- (5) Upholstered arm chairs
- (2) Oversized SMX Cruiseair A/C systems
- Ultra leather custom covers for pilothouse surfaces

Pilothouse

- Amtico flooring
- · Oak steering wheel with stainless steel rim
- Chart desk
- 8 chart drawers
- Storage
- Bench seating with upholstery and cushions, footrest, 4-drawer storage, storage lockers
- Seven steps to flybridge, aft port, with Sentry safe below
- Overhead lights
- Sliding door to deck, port and starboard
- Vinyl overhead
- Pilothouse panel switching
- All pilothouse instrumentation with VDO
- Custom original magnetic compass (collector's item)
- SMX Cruiseair A/C
- See Electronics and Navigation for list of electronics
- WiFi access ship's computer
- Custom oak paneling and cabinetry
- Custom expandable rosewood table with seating for four, decorative compass rose inlay

Forward Salon

- Custom round table
- Upholstered L- shaped sectional sofa with matching ottoman (custom storage beneath)
- Oak side table with storage
- Custom-built entertainment center w/new doors

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- Sharp 35" flat screen TV
- Sony DVPNS325B DVD player
- Sony VHS player
- Sony 200CD mega storage CD player
- Sony STRDE185 receiver
- Sony STRDE995B receiver
- 8 Sonance 622TR speakers
- 4 Niles Vvlume controls
- Seatel 1898 S US
- 2 feed DSS antenna
- Concord SAT multiplexer
- 2 Sony A65 DSS receivers
- Library-liquor cabinet
- Custom drawers and cabinet storage
- Bulkhead panels
- Intercom/phone system
- Decorative lighting (table lamps; wall sconces)
- Hunter Douglas silhouette shades
- Various artwork
- Three steps up to pilothouse with chrome handrail and privacy door, inboard starboard
- Nutone Central Vacuum
- Five steps down to aft companionway with chrome handrail outboard starboard
 Companionway to galley, starboard forward

Master Stateroom

- Rich satin finish ash cabinetry and woodwork
- Fabric wall coverings
- Roman shades with accents
- Fresh offwhite carpeting
- Queen centerline berth with 2 drawers
- Upholstered headboard
- Hanging locker, starboard, with light
- Hanging locker, port, with light
- L-shaped built-in bureau, port, with fourteen drawers
- Vanity, port, with 8 drawers and six bulb lighting
- 2 four drawer nightstands
- 2 swing arm reading lamps at head of berth
- Cedar-lined Hanging Locker
- 31' Samsung flat screen TV New 2011
- Arched doors solid ash
- Mirrored bulkhead

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- SMX Cruisair A/C controls
- Larger Air Handler
- Intercom/phone system
- 2 Port and 2 starboard portholes
- Porthole curtains
- 4 overhead lights
- American Security safe
- Electric sub panel

Master Head

- Entrance via master stateroom, port forward
- Vanity, inboard, with white corian molded sink, storage
- Mirrored medicine locker with three lights above
- Shower stall with door, stainless steel sole, bulkhead light, showerhead, retractable clothesline
- Headhunter head system
- Opening porthole
- Porthole shade
- Amtico Flooring
- Full-length mirror on door to stateroom

Starboard Guest Stateroom

- Carpeting
- Vinyl overhead
- Matching fabric to bedspreads and curtains
- Mounted reading light between berth
- 2 lower twin berths
- 2 Pulman upper berths
- Centered nightstand with 4 drawers
- Under berth storage, 2 drawers beneath each lower berth
- Mirror on aft bulkhead
- Hanging locker, starboard forward, with light and cedar paneling
- SMX Cruisair A/C controls
- 2 Portholes
- Porthole curtains
- Intercom/phone system
- Stereo speakers
- Sentry 10BC dry chemical fire extinguisher
- 2 overhead lights

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Starboard Guest Head

- Entrance via starboard stateroom and companionway
- Vinyl overhead
- Vanity with molded sink, storage
- Wall covering
- Mirrored medicine locker, forward
- Shower stall with door, hot and cold water faucet, mounted showerhead, bulkhead light, retractable clothes line
- Porthole
- Porthole curtains
- 2 overhead lights at counter
- Amtico Flooring
- Plumbing Fixtures
- Headhunter head system

Port Guest Stateroom

- Carpeting
- Vinyl overhead
- Matching fabric to bedspreads and curtains
- Mounted reading light between berth
- 2 lower twin berths
- 2 Pulman upper berths
- Centered nightstand with 4 drawers
- Under berth storage, 2 drawers beneath each lower berth
- Mirror on forward bulkhead
- SMX Cruisair A/C controls
- 2 Portholes
- Porthole Curtains
- Intercom/phone system
- Stereo speakers
- Sentry 10BC dry chemical fire extinguisher
- 2 Overhead lights
- Private Head w/shower

Port Guest Head

- Entrance via port stateroom
- Vinyl overhead
- Vanity with molded sink, storage
- Wall covering

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- Mirrored medicine locker with 2 lights
- Shower stall with door, hot and cold water faucet, mounted shower head with wall mount, bulkhead light
- Porthole
- Porthole curtains
- Full length mirror on door
- Amtico Flooring
- Plumbing Fixtures
- Headhunter toilet

Galley

- Curved dinette seats 4
- Enameled cabinets
- 3 storage cabinets and work counter, aft and outboard
- Solid surface countertops
- Generous storage
- Double stainless sink with Insinkerator garbage disposal, hot and cold water faucet with spray nozzle
- Storage drawers and cabinets under sink
- Kenmore 5 burner stove New 2015
- Kitchen Aid Microwave/Convection Oven
- GE side-by-side refrigerator/freezer with water and ice dispenser
- U-Line freezer
- GE dishwasher
- Samsung 21" Plasma flat screen TV New 2013
- Intercom/phone system
- Stacked washer and dryer- New 2012
- Amtico Flooring
- Custom curtains
- Various artwork
- 2 opening ports
- Cruisair air conditioning controls
- Access to engine room
- Access to crew quarters

Crew Quarters

- Upper and lower berths
- Four drawers beneath lower berth
- Mounted reading light at each bunk
- Large locker

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- Opening ports
- Painted enamel cabinetry trimmed in varnished oak
- · Overhead hatch to deck
- Chain locker forward through a watertight door
- SMX Cruisair A/C controls

Crew Head

- Vinyl Sole
- Headhunter head
- Corian counter with molded sink
- Mirrored medicine locker with light above
- Porthole with curtain
- Shower room with light, blower, showerhead, door

Flybridge

- Pipewelders vinyl shade
- Ventura wind screen
- Pipewelders bimini top New top 2013
- L-shaped lounge seating (port aft and starboard) for 12, sunbrella cushions
- (2) STIDD 500 XL helm chairs
- Stainless Steel destroyer helm wheel
- Dingy chocks, aft
- Stern light
- 1997 14' Novurania tender w/ground tackle Refit 2014
- Fire extinguisher
- 50hp Yamaha 4 stroke outboard Refit and complete service 2013
- Stainless steel sink with hot and cold water
- Whirlpool Refrigerator beneath helm
- Storage areas under seating and helm
- Indoor/outdoor
- Miscellaneous canvas covers and cushions
- MarQuipt tender lift 1000lb
- Signal mast with radar scanner, television antenna, forward navigation light, anchor light, meal-served/owner absent
- light, flagstaff, five antennas, wind speed/direction indicator
- Boat deck, aft
- Reconditioned tender bunks
- Nonskid deck
- (2) Courtesy lights at helm

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Electronics & Navigational Equipment

Pilothouse:

- ACR URP102 Spotlight
- Furuno FR 8100 radar
- Robertson AP300X Autopilot Center
- Robertson Dataline X Wind sensor
- Robertson Dataline Way point
- Robertson Dataline Wind
- Simrad IS12 Depth
- Robertson Dataline X Speed sensor
- Bennett Trim Tab Level Indicators
- Pelco Video Switch
- Nauticomp Color Display
- Naiad Stabilizer Panel/Controller, hydraulic
- SEA 156VHF radio
- Glendenning shift control throttle
- Wesmar 48V 23HP DCPro Bowthruster
- Wesmar 48V 23.5 HP DCPro Sternthruster
- Rudder angle indicator
- 8" flat compass
- Computer interfaced with chart nav
- Shore 2 line telephones 5 stations
- Nera SAT telephone SAT Com system
- Cellular SX4 cellular telephone
- Panasonic PBX phone system
- Electronic tank monitoring: waste; forward fuel; aft fuel
- Seatel Antenna

Flybridge:

- ICOM VHF ICM500
- Wesmar 48V 23HP DCPro Bowthruster
- Wesmar 48V 23.5 HP DCPro Sternthruster
- Robertson AP300 Handheld Remote Control for Autopilot
- Wagnor 150 Rudder Angle Indicator
- Furuno GPS Navigator
- Remote control anchor/windlass switch
- Sony SDX81 disc CD player with cassette player
- Analog gauges: tachometer; voltmeter; water temp; oil pressure
- Dual signal horns and w/o signal light system

Electrical Equipment

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- (2) 100 amp services at bow and stern
- (2) 100 amp Charles ISO boost systems at each service
- (2) 100 amp Glendinning cablemasters
- 100 amp shore power cord, new breaker and wiring
- Glendinning TV/phone cablemaster at bow
- 48V AGM batteries for bow/stern thrusters
- Ships service newly converted from 32v to 24v
- Replaced all battery chargers with solid state
- Replaced all 110 wiring with new 110 wiring
- Labeling on electrical panel
- Low voltage lighting throughout
- Direction spotlights in cockpit
- Nav, Stern and Mast light (lens) have all been replaced
- Starting batteries New 2015

Engine / Mechanical Equipment

- Engine room entrance via galley
- Diamond plate aluminum deck
- (6) Overhead lights
- Cruisair air conditioner 8 units
- Starboard 32KW Westerbeke generator with sound shield New 2012 1100 hours (10/27/15)
- Port 20KW Westerbeke generator with sound shield overhauled 9/09 engine -Electrical 2013
- 1500 GPD Sea Recovery watermaker and Membranes
- Naiad stabilizers 6 sq. ft. fins
- Wagner hydraulic DJ1958 steering system
- Stainless water jacketed exhaust. Risers
- Headhunter fresh water pump with pressure tank
- Aft and forward water strainers
- Headhunter holding tank monitoring system with sump pump
- AC and DC electrical panel with power source selectors
- DC battery switch panel
- (2) Condenser pumps, AC & DC bilge pumps
- (4) Racor Mod. 75-1000 fuel filters w/vacuum gauges
- Hersey pneumatic water gauges
- Headhunter fuel tank monitoring system
- Fuel manifold system
- Electrocatalytic hull protection system
- Fresh water manifold system

Engine & Mechanical Equipment New/Upgraded 2004:

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- Fluorescent lighting
- Auxiliary air compressor
- Watermaker, membranes, 3-way valve
- (2) hot water heaters
- Gray Water overboard pump
- Headhunter graywater tank monitoring system
- Headhunter Mach 5 domestic water pump
- Labeling
- Placards
- Accumulator tanks replaced with Headhunter fiberglass
- (2) Blower systems
- Lube oil storage and supply lines rebuilt
- (3) A/C compressors
- Dual backup seawater pumps for A/C
- A/C seawater strainer
- A/C controls replaced with Cruisair SMX systems
- Seacocks and valves
- Oberdorfer fuel transfer pump
- Lead sound insulation at salon door
- Halon system
- Ships water filtration
- Engine room paint
- New exhuast turbo jackets and blankets 2009
- Motor mounts
- Seawater pumps
- Reconditioned and resealed airboxes
- Boiled out heat exchanger cores
- Block heaters installed
- New engine room mechanical gauges installed
- Coolant level monitor alarms installed
- Replaced all engine sensors and senders
- All hoses and fuel lines replaced
- Alternators rebuilt and converted to 2V
- Hydraulic engine controls removed and replaced with Glendinning Electronic controls at 2 stations
- Glendenning remote control on tether at bridge
- Generator fuel lines replaced
- · Generators reconditioned
- Generator raw water pumps replaced
- Starboard generator heat exchanger rebuilt
- New dripless shaft logs
- Shaft and props removed and reconditioned
- Laser alignment of shafts and engines after new engine mounts fitted

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Recent work in the Engine Room completed in 2013 includes the following:

- Main engine risers were removed pressure tested and refinished before replacement
- Installed new 32KW Westerbeke generator
- Overhauled 20KW Westerbeke generator
- Main engine turbos were rebuilt
- Black water sump pump was replaced
- A new back-up raw water pump was installed for the air conditioning system
- air conditioning system was overhauled and flushed
- The entire engine room has been repainted and detailed
- Main engine raw water pumps new 2014
- Starboard engine has 349 hours S.M.O.H. in 2011
- Port engine has 346 hours since turbo injectors, raw water pump, heat exchangers were serviced in 2011.
- 20KW New stamford

Top Sides

- Paint is in good condition
- Flag Blue Hull
- Exterior white Awlgrip
- Varnished teak caprails and safety rails
- 2 gangways
- Stern platform w/swim ladder
- Clear plexi wing doors to aft salon
- Marguipt sea stairs
- Fender trolley system
- Foredeck washdown, port
- Foredeck cushioned riding seat with sunbrella cushions and cover
- Foredeck hatch, centerline
- Fender & line storage
- Aluminum bow rail
- Bow Flagstaff Holder
- Flag staff (wood), bow
- Maxwell Mod. 4500 anchor windlass
- Vertical capstan
- Danforth anchor: 300' x 3/4" rode
- Portside storage locker with boarding ladders
- Bow and midship rail gates
- 2 Bow Cleats
- Quad-trumpet air horn with signal kit, starboard of centerline on forward superstructure

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- Hailer horn, centerline
- Nameboard, port and starboard, with running light and courtesy light
- Three windshield wipers
- Hubbell Television/telephone connector, port and starboard
- Deck courtesy light, port and starboard
- Spring Cleats, (2) port and (2) starboard
- Diesel fill, port and starboard
- · Water fill, port and starboard
- · Overhead deck light, port and starboard
- Lube oil fill, port

Tenders

- 14' Novurania Side Console hard bottom inflatable, hull #PKDO9871F697 with Yamaha F50TLRV 50horsepower four-stroke outboard engine, S/N #627-L-405005.
- Fiber glass console
- Steering wheel
- Yamaha single-lever engine controls
- Ritchie compass
- Standard VHF radio
- Engine instrumentation including tachometer
- 12-volt battery
- VHF antenna
- Kidde 10BC dry chemical fire extinguisher, no tag
- Navigation light, port and starboard
- Padded forward seating area
- Padded helm bench seat
- Gasoline fill cap
- Electric/automatic bilge pump with float switch
- Lifting bridle
- Stainless steel grab rail at helm console

Safety & Fire Protection

- 3 Life rings
- EPIRB
- Fire, heat and smoke detectors
- 2 Fi-Quench halon fire extinguishing system-20lbs
- 6 portable fire extinguishers

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Remarks

Jayhawk has been Captain maintained and operated since this Owner purchased her in late 2005. She has received regular upgrades and haul outs during this time and has been based and operated privately in the Bahamas.

The engine room has a new main generator. Turbos have been rebuilt and new or reconditioned risers installed. Dripless shaft seals have been fitted and the main exhausts rebuilt. Jayhawk runs well and quietly and has served this Owner well, a larger Burger is the quest but the sale of Jayhawk must come first. Well worth a look with an Owner eager to sell.

Exclusions

Owner's personal belongings; a detailed list of exclusions will be provided at the time of sale, upon written request.

Hull

Hauled 2013 for a full bottom job including heavy sanding and application of new antifouling. Bow thruster rebuilt and coated with propspeed. Running gear including shafting and props coated with Propspeed.

Exclusions

Owner's personal belongings.

Disclaimer

The Company offers the details of this vessel or yacht in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his representatives, agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel or yacht is offered subject to prior sale, price change, or withdrawal without notice.

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PHOTOS

Salon	Salon
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Salon Dining Room	Dining Room Dining Room

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Dining Room	Galley
Galley	Galley
Galley	Galley
Dinette	Pilothouse
Pilothouse	Master Stateroom
T notitouse	Master Stateroom

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Master Stateroom	Master Head
Guest Stateroom	Guest Stateroom
Guest Stateroom	Crew
Guest Stateroom	Crew
Walk-Around	Fore Deck
Truik Albund	Tore Beek

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Fore Deck	Flybridge
Flybridge	Flybridge
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Fybridge Engine Room	Engine Room Engine Room

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