

HOME FEATURES

Custom Features & Upgrades

Whole-Home Design & Construction Features

- Thoughtfully designed for beautiful water views from nearly every major living, entertaining, and bedroom space
- Designed with generously scaled rooms
- 10' ceilings on the main floor, 9'+ ceilings on the terrace level
- Extra-wide 4' hallways and generously sized doorways
- 2x6 exterior walls for added insulation capacity and structural strength
- Energy-efficient Low-E insulated wood windows with tilt-in easy-clean sashes and rot-resistant exterior trim
- Large windows with transoms in all main rooms and bedrooms for abundant natural light and added architectural detail
- Zoned HVAC systems
- Custom cabinetry throughout with soft-close hardware
- Premium flooring throughout, including solid Tigerwood hardwood, large-format tile, plush carpet and upgraded padding
- Upgraded 5" baseboards with profiled window and door casings
- Marble and/or Cambria countertops throughout the kitchen and full bathrooms
- Upgraded light fixtures throughout
- French doors on both the main and terrace levels
- Durable HardiePlank® fiber-cement siding
- Expansive 30+ foot deck with panel railings



Kitchen & Dining

- Oversized built-in-style full-size Frigidaire Professional® stainless-steel refrigerator and freezer units
- Frigidaire Professional® stainless-steel convection wall oven and built-in microwave
- Concealed coffee bar with lift-up door
- Glass-front cabinet accents
- 36" glass cooktop
- Travertine tile backsplash
- Color-changing RGB LED under-cabinet lighting
- Eat-up bar with seating for four
- Extra-wide, deep quartz-composite sink
- Beautiful lake views, French doors opening to expansive deck, and full-height windows on both sides



Main Living Area & Entryways

- Open-concept layout connecting the kitchen, dining room, and living room
- Cast stone wood-burning fireplace with heater/blower and gasket-sealed glass doors
- Built-in bookshelves in the living room
- Extra-large ceiling fan
- Wrought iron and glass double front doors
- Extra-wide 4' staircase with iron decorative balusters
- Mudroom/vestibule benches at both front and garage entries

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Primary Suites & Baths

- Two spacious upstairs primary suites
- Beautiful water views from both bedrooms
- Walk-in closets with custom Elfa shelving
- En-suite baths with double-door entries
- First primary bath features a two-person shower, travertine tile flooring, and tower storage cabinets flanking dual vanities
- Second primary bedroom with built-in shelving towers framing the window
- Second primary bath with dedicated makeup vanity nook and frameless-glass shower



Additional Bedrooms & Baths

- Two terrace-level bedrooms with beautiful water views
- Built-in window seats in both bedrooms
- Two terrace-level bathrooms, one featuring an open walk-in shower
- Delta® mixer valves in all four showers

Entertainment, Office & Flex Spaces

- Custom bar with seating for six, solid Sapele wood top, custom cabinetry and copper sink
- Dedicated home theater with blackout curtains, projector and Dolby Atmos surround-sound wiring
- Secret room with hidden door!
- Exercise room

- Game room with booth-style dining area
- Art/Flex room with built-in cabinetry flanking dual workstations
- Dedicated office with bay-window bump-out
- Concrete-shell tornado room with potential for conversion to secure storage, safe room, or wine cellar

Garage, Laundry & Storage

- Three-car garage with built-in cabinetry
- Insulated wood-look garage doors
- Electric-vehicle charging outlet
- Laundry room with custom Elfa shelving and utility sink
- Dedicated mechanical/utility room
- Storage room with Christmas tree nook
- Large under-stair storage area

Outdoor Living, Pool, and Grounds

- Oversized 25' x 25' Desjoyaux saltwater pool
- Travertine patio and under-deck area
- Six outdoor ceiling fans and night lighting
- Twin-size porch swing
- El Dorado Willow stone accents on exterior
- Underground drainage system side/rear yard
- Fenced yard with double-wide gates at both upper and lower levels
- Easy walk-out access to the waterfront

Most furniture and décor are negotiable with the sale and/or available for separate purchase.

