

# **Custom-built Home in The Forest of Sugar Mill**



**13902 Placid Woods Court**



# Overview:

- Two Story Traditional Home on Oversized Corner Lot with Mature Oak Trees
- 4 Bedrooms, 3 Full Baths, 2 Half Baths and 2 Car Attached Garage
- This grand property the following on the first floor: Two-Story Foyer, Living Room, Formal Dining Room, Island Kitchen, Master Suite and Sitting Room, Study, 1 Full bathroom and 2 half baths. And the following on the Second Floor: Game Room/Family Room, Large Balcony and Deck, 3 Bedrooms and 2 Full Bathrooms.
- This well cared custom built home has Italian Marble and Title Floors, Block Paneling, Custom Molding and Trim, Custom Tile Work in Kitchen, High Ceilings, Brass Fixtures, and new Carpet on the First Floor.
- The Circular Driveway fits this Corner Lot Home beautifully! It has been replaced in 2016. Lush landscaping includes: Eight Flower Trees in the Front Lawn, Seven Flower Trees in the Backyard, Four Mature Oak Trees and Custom In-Ground Swimming Pool and Jacuzzi.



# Special Features

## Overview:

- Solid wood doors throughout
- Double two-level stairway in Foyer
- Three high efficiency Air Conditioning and Heating systems
- Two hot water Heaters
- Solid brass Fixtures
- Custom Crown Molding and Trim
- Custom beveled Glass and Mirrors
- Burglar Alarm System wired to Windows and Doors
- Very large balcony and patio areas for entertainment
- Intercom System
- Fenced Backyard
- Circular Driveway
- Recessed Lights throughout
- Ceiling Fans
- Rocker panel electrical switches
- New Carpet on first floor

**This house and the subdivision have never been flooded.**

## **Foyer:**

- Double mahogany Front Doors
- Two-story Foyer
- Raised Italian Marble Floor
- Double staircase
- Beveled glass Chandelier
- Powder-Room with marble Floors, pedestal Sink, and brass Fixtures

## **Living Area:**

- Two story Living Room with 18-foot ceiling
- Two story Fireplace with marble Hearth
- Beveled Mirror on Fireplace
- Wet-Bar with beveled Glass and Icemaker
- 30 Bottle GE Wine Cooler in Wet Bar
- Ceramic tile Planter
- Two sets of Double French doors to Patio and Backyard

## **Dining Room:**

- Nine-foot Ceiling
- Custom Crown Molding
- Italian Chandelier

## **Kitchen and Breakfast Area:**

Corian counter tops

Jenn Air range

Double ovens and built-in microwave

“Quiet” Dishwasher

Italian tile Flooring in Kitchen, Breakfast Area, Utility Room and Half Bath

Custom designed and fired tiles by Carolyn Berry on Backsplash and Island

Nine-foot Ceilings

Custom built block paneling in Breakfast Area

Built-in desk in Kitchen

Trash Compactor

Cathedral Ceiling in the Breakfast Nook

Ceiling fan in Breakfast Area

## **Master Bedroom:**

- Nine-foot Ceiling
- Large Room with custom Crown Molding
- Ceiling Fan
- Large Master Bathroom with whirlpool Bathtub and separate Shower
- Solid brass Fixtures
- Large separate walk-in Closets

## **Study:**

- Block Paneling
- Custom built-in Shelves
- Custom built roll-top Desk

## **Gameroom/Family Room:**

- Custom built-in wood cabinetry with Wet Bar
- Custom Crown Molding
- Ceiling Fan

## **2nd Floor Bedroom/Study:**

- Double French Doors
- Ceiling Fan
- Custom built Bookcase
- Custom built-in pocket Bookcase wall unit
- Computer-Nook with built-in Desk and Shelves

## **2nd Floor Bedroom over garage:**

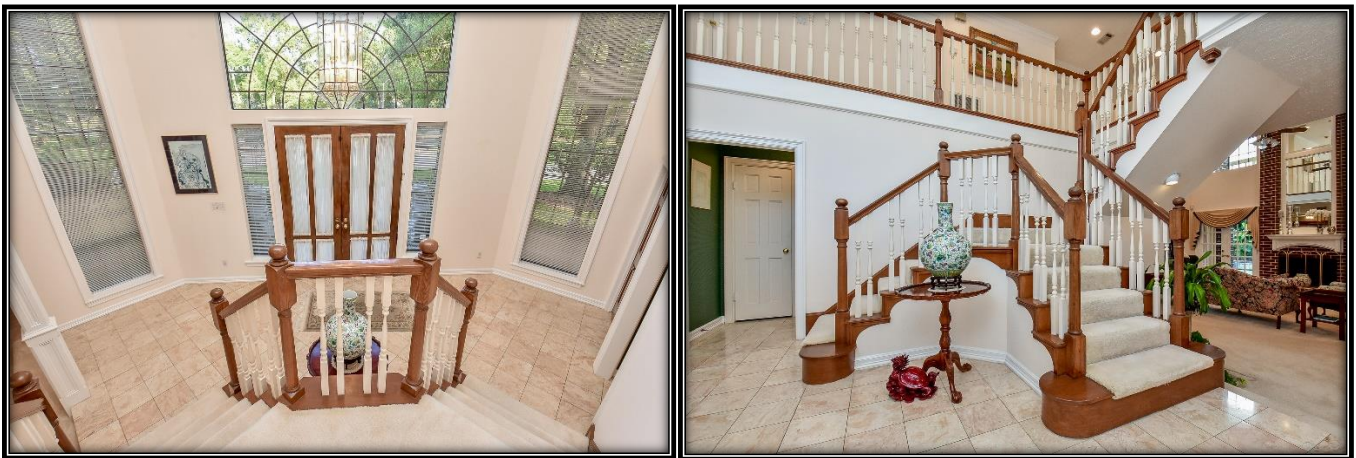
- Double French Doors leading to Balcony
- Separate zones Air Conditioning and Heating Systems
- Private full Bathroom with tile Flooring
- Ceiling fan



## Foyer

The double mahogany front doors open to the two-story Foyer featuring a raised Italian marble floor, double staircase entrance, and two full length windows on either side of the front entrance. A powder room with pedestal sink, brass fixtures, and marble floor is located to the left of the staircase.

Other highlights of the foyer are a beveled glass chandelier, custom arched transom, and custom molding and trim. Doorway in picture at left leads to the study. Right photo shows entrance to formal dining room and living area.



## Living Area

The living area features a two-story ceiling and all brick fireplace with marble hearth and framed beveled mirror. The two sets of double French doors lead to the covered patio and backyard.





Other features of the living area are a walk-in wet bar with beveled glass, a wine-fridge, an icemaker and a ceramic tiled planter with lights under the staircase.



## Dining Room

Features of the formal dining room include an Italian chandelier, nine-foot ceilings, and a custom crown molding and trim, double doors at left lead to the kitchen area.



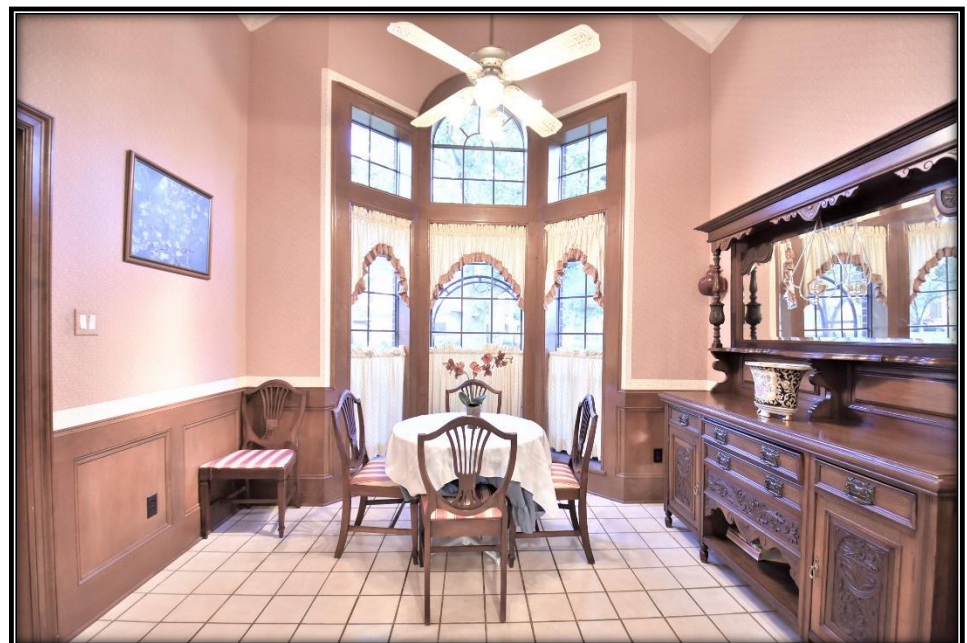


## **Kitchen area**

Special features of the classic Kitchen are custom made Cabinets, a Corian Countertop and custom designed and fired tiles by Carolyn Berry.

Complimenting colors and patterns from the tile Countertop in the Kitchen Island, are repeated in tile above counters.

Other features of the Kitchen are the Italian tile flooring, built-in Desk. The unique Breakfast Nook has an extra high Cathedral Ceiling, three full length Windows, Ceiling Fan, blocked wainscoting, and coordinated wallpaper.



## Master Suite

The master bedroom features a nine-foot Ceiling, custom Crown Molding, and French Doors leading to a Sitting Room overlooking the Swimming Pool.



The Master Bathroom features include a Whirlpool Tub, solid brass Fixtures throughout, separate Shower, two Vanity areas, recessed lighting, linen Closet, and two large walk-in Closets.





## Study

The focal point of the Study is the custom-built roll-top Desk with complimenting cabinets and adjustable shelves.

Other special features of the Study are block paneling and double Doors leading to the Foyer.



## Game/Family Room

Features of the Gameroom, or Family Room, are recessed lighting, a Ceiling Fan, Crown Molding and custom-built Shelves and Cabinets with built-in Wetbar.





## 2nd Floor Bedrooms

Highlights of the Bedroom include a built-in Computer Room, Ceiling Fan, and Double French doors to the Balcony. Other features of this room include built-in Shelves and Cabinets and a custom-built Bookshelf for pocketbooks.



This cozy secondary Bedroom faces the street and has two Windows, allowing plenty of light in.





Special features of the second-floor Bedroom above the Garage include double French doors to the Balcony, zoned AC, Ceiling Fan, and private Bathroom with Tile Floors.





## Additional List of Updates

- One 4 Ton and one 2.5 ton AC outdoor compressor and attic evaporator units (2018)
- A Silent Dish Washer (2019)
- New Carpet on the first floor (2018)
- Swimming Pool filter System (2019)
- Prewired Telecom and music Stations (Master, Kitchen, Sitting room, study & all bedrooms) (2018)
- Ceiling Fan in Sitting Room (2019)
- Pool replastered (2016)
- Circular Driveway replaced (2016)
- Water Softener System – 4 years old
- GE 30 Bottle Wine Cooler in Wet-Bar conveys with the home.
- Fully automatic sprinklers at the front and backyard.
- The home comes with gutters all around
- Flood Lights at the front and back of property
- 55 inch, smart Samsung HD TV conveys with the home.
- One dedicated 30 amp power circuit outlet in the game/family room to support a high power Home theater system



Water Softener System is 4 years old.

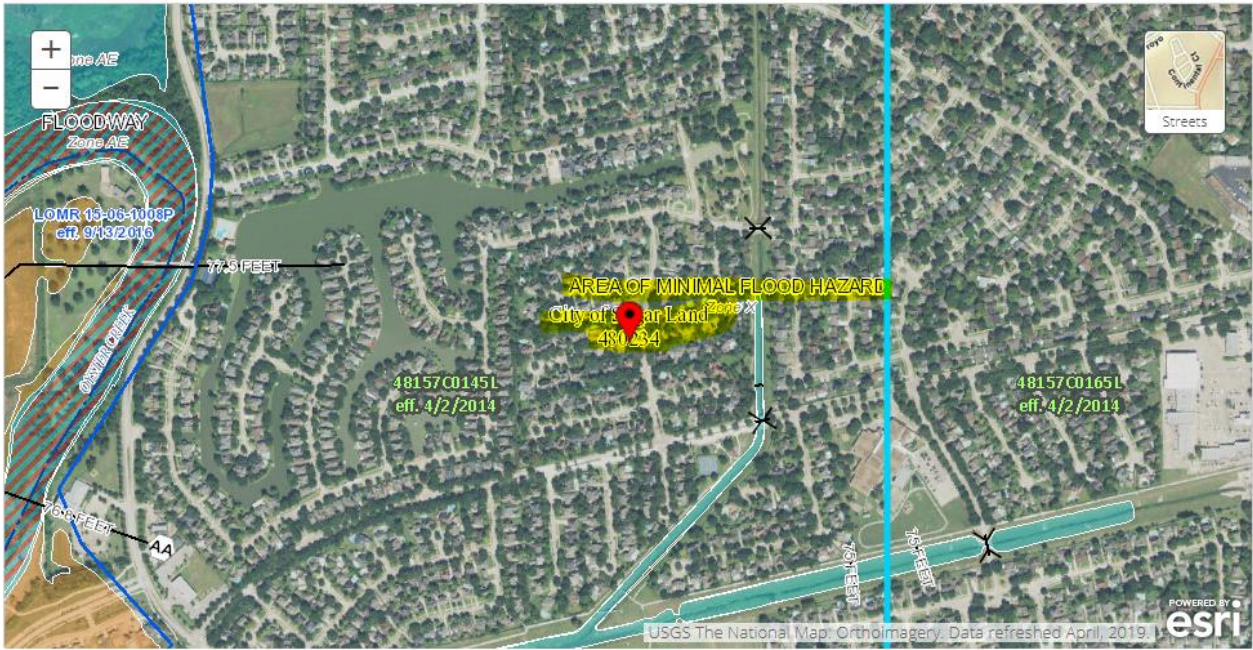


Current Online Fema Flood Map

<https://msc.fema.gov/portal/search?AddressQuery=13902%20Placid%20Woods#searchresultsanchor>

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMeTte.

[Go To NFHL Viewer »](#)



**PIN**

- Approximate location based on user input and does not represent an authoritative property location

**MAP PANELS**

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AD, AH, YE, AR

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

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# HOA Information

<http://www.sugarmillhoa.net>

<http://www.sugarmillhoa.net/frequently-asked-questions.html>

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