

1644 North Blvd

COMPASS

Boulevard Oaks



House Overview

Bedrooms	4/5
Baths	5.5
Square Feet	6,120
Lot Size	14,100
Year Built	1925
Extensively remodeled	2018

Foyer 7' 8" X 7' 2"

- Original front door
- Handmade terracotta tile floor in scallop pattern†
- Cased openings to Formal Dining and Living
- Flushmount lighting by circa
- Crown molding

Dining Room

- French White Oak hardwood floor†
- Cased opening to Foyer
- Pocket door to Butler's Pantry
- Marvin custom mahogany windows overlooking front and side yard†
- Gracie hand painted wallpaper†
- Built-in speakers hidden in walls
- Chandelier lighting from Corbett
- Original crown molding

Formal Living 15' 4" X 20' 7"

- French White Oak hardwood floor†
- Cased opening to Breakfast Room, Study and Foyer
- Marvin custom mahogany windows overlooking front and side yard†
- Built-in speakers hidden in walls
- Original crown molding

Study 11' 1" X 12' 3"

- French White Oak hardwood floor†
- Cased opening to Living Room
- Marvin custom mahogany windows overlooking front and side yard†
- Marvin door leading to back patio

Kitchen 17' 10" X 9' 8"

- Marble tile floor laid in custom pattern
- Silestone countertop†
- Silestone backsplash†
- Bentwood cabinets†
- Kohler farmhouse sink with Kallista faucet†
- Separate Monogram refrigerator and freezer columns†
- Monogram six burner range†
- GE Advantium wall oven†
- Monogram dishwasher with cabinet panel front†
- Butler's pantry with silestone countertops and Ann Sacks tile backsplash†
- Butler's pantry with Monogram refrigerator drawers and Monogram wine refrigerator†
- Large walk-in pantry
- Built-in speakers hidden in ceiling†
- Hudson Valley pendant over sink†
- Recessed lighting
- Marvin contemporary windows overlooking back and side yard†

Breakfast Room 13' 1" X 11' 7"

- French White Oak hardwood floor
- Cased opening to Formal Living Room
- Marvin doors leading to back patio and yard
- Marvin contemporary windows overlooking backyard†
- Built-in speakers hidden in walls
- Original crown molding

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

† information per seller

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Family Room 20' 6" X 19' 8"

- Original terracotta tile
- Two story wall of Marvin contemporary windows with custom Lutron automatic shades†
- Sunken living room with 100" projector screen and Sony projector
- Double sliding barn doors to game room
- Spiral staircase leading to loft
- Pitched ceiling
- Haiku ceiling fan

Game Room 30' 9" X 14' 11"

- Original terracotta tile
- Marvin contemporary windows overlooking back and side yards
- Double doors leading to Family Room
- Access to secondary bedrooms
- Recessed lighting

Loft 30' 3" X 15' 2"

- Seagrass flooring
- Marvin contemporary windows overlooking backyard†
- Overlooks Family Room
- Spiral staircase leading to Family Room
- Pitched ceiling
- Recessed lighting

Master Bedroom 26' 4" X 15' 3"

- Original hardwood floor with an ebonized finish†
- Marvin custom mahogany windows overlooking front yard†
- Marvin contemporary windows overlooking backyard†
- Haiku fan lighting
- Chandelier lighting

Master Bath 15' 11" X 11' 5"

- Porcelain hexagon tile floor†
- Separate vanities with Dekton countertops and Kallista faucet†
- Freestanding tub with Kallista faucet & fixtures†
- Oversized walk-in shower with glass walls, Ann Sacks tile floor, porcelain tile wall and Kallista fixtures†
- Kohler smart toilet†
- Marvin contemporary windows overlooking backyard†
- Recessed lighting

Secondary Bedroom 16' 10" X 15'

- Carpet flooring
- Marvin contemporary windows overlooking side yard†
- Ensuite bathroom with walk-in shower, Vetrazzo countertops and Vetrazzo floor†
- Haiku ceiling fan

Secondary Bedroom 16' 11" X 14' 1"

- Carpet flooring
- Marvin contemporary windows overlooking backyard†
- Ensuite bathroom with freestanding tub, walk-in shower and double sinks
- Haiku ceiling fan

Secondary Bedroom 13' 7" X 13' 10"

- Hardwood floor
- Marvin custom mahogany windows overlooking front and side yard†
- Ensuite bathroom with walk-in shower and double sinks
- Haiku ceiling fan

Guest House/Pool House

- Kitchenette with Kohler sink, Monogram beverage fridge and ice maker†
- Wainscot surround throughout main room
- Flushmount lighting
- Two half baths/changing rooms
- Full shower room
- Windows overlooking pool and backyard
- Full wall sliding door leading to back patio & pool

Outdoor Space

- Two patios with custom handmade brick flooring
- Large pool with fountains renovated/refinished in 2018
- Outdoor speakers
- Artificial grass in backyard
- Landscape and tree lighting

Exclusions

Custom draperies (rods convey); Breakfast & Study chandeliers; Lawn ornaments/sculptures; Savant audio system; Flat screen TVs (brackets & big screen/projector convey)

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