

10891 DAUPHINE - Features & Upgrades

NEIGHBORHOOD AMENITIES:

- Single boat slip (*comes with motorized lift & arched canopy cover*)
 - Lift motor two years new
 - Bunks can be adjusted to accommodate flat or v-hull boat
 - Total value \$18-20K
- Community clubhouse with Infinity pool and spa
- Gated neighborhood
- Home backs up to two ponds and boulder waterfall, with lighted fountains

HOME FEATURES & UPGRADES:

- New roof (installed early 2018)
- Kohler generator with new motherboard (\$13K) - will run two A/Cs and all appliances
- Tankless water heater (*installed early 2020*)
- Three air conditioners (*zoned for upstairs and downstairs*)
- Water softener
- Jacuzzi tub in Master Bathroom
- 9', 10' and 11' ceilings throughout
 - Coffered ceiling in Living Room
 - Wood beam ceiling in Hearth Room
 - Tray ceilings in Office
 - Vaulted ceilings in Master Bedroom, Game Room and Media Room
- Three bedrooms with walk-in closets
- Game Room with view of lake
- Office with built-in shelves and cabinets, French doors and wide plank wood flooring
- Media room with two-level floor (11-12' ceiling), theater lighting, built-in surround sound
- Formal Living Room and Formal Dining Room
- Three art niches in entry and hallway
- Hearth Room with gas fireplace and wide plank wood flooring
- Oversized Kitchen (*74" x 84" island with upgraded granite*)
 - Raised Dishwasher
 - 36" Verona five-burner stove with wok ring and pot filler
 - Drawer microwave and vegetable sink in island
 - Handmade ceramic tiles (imported from Malta) accenting back splash
 - All custom cabinetry with decorative corbels, keys, columns, feet and valances
 - Pull-out spice racks flanking each side of range
 - Butler's Pantry with built-in wine glass rack, glass cabinet doors
 - 42" cabinets with crown trim
 - Under cabinet lighting
- Four full baths
- Granite countertops in three downstairs bathrooms and Laundry Room
- Custom Drop Zone and work counter in Laundry Room
- Full walk-in attic (*over the entire main house*)
- Attic over second garage (*accessible via pull-down ladder*)
- Lot size approximately .36 acres
- Oversized two-car garage (23' wide x 24' deep; 9' ceiling)
- Separate garage for boat/storage, sink and pegboard walls (15'1" wide x 30' deep, 10' ceiling)
- Epoxy coating on floors in both garages (*Installed mid 2018*)