

86 Mediterra Way

Features and Updates List

Characteristics:

- ❖ Builder & year: Morris-Hullinger in 2013
- ❖ 6,878 square feet of living space
- ❖ Waterfront Mediterranean modern custom home overlooking the 12th tee box of the Fazio Course in Carlton Woods Creekside
- ❖ Gated community
- ❖ 1.013 acre lot
- ❖ Bedrooms: 5/6
- ❖ Bathrooms: 4 full 1 half
- ❖ 3 car oversized attached/detached garage

Notable Features:

- ❖ The front elevation stands out with its unique architectural style and design elements used specifically for the home. Selected materials like the stone, stucco, roof tiles, an antique gate, and its unique landscape were carefully considered. The house is a Mediterranean modern style that is reflected in the interior as well.
- ❖ An original 18th century Antique Spanish Door was installed as the entry gate into the main courtyard.
- ❖ The exterior small windows have wood shutters, special hardware, and small wood details.
- ❖ The great courtyard has a 19th century fountain brought from Isle Sur La Sorgue, Provence- France.
- ❖ The social open spaces including the great room, kitchen and breakfast nook are all connected with excellent natural lighting.
- ❖ The reclaimed industrial brick used in all exterior patios, courtyards, loggias, outdoor kitchen and living space, and terrace are from the late 19th century from Chicago.
- ❖ The small master courtyard off the master bathroom has an 18th century limestone trough with 3 modern custom-made waterfalls spouts.
- ❖ The interior long gallery has a square Travertine floor and art niches on two walls. Special lighting was installed for art display along the walls. It has antique reclaimed oak beams from the 18th century on the ceiling.
- ❖ The great panoramic windows around the social area overlook the main courtyard and pool, with a view of the pond and the 12th tee box from the CWC Golf Course.
- ❖ The home has antique reclaimed oak beams from the late 1800s in the Great Room, Kitchen, and Breakfast area, Foyer, Gallery and Master Bathroom. It has NEW Tumble limestone flooring with 24" x 24" tiles and matte sealer, NEW mud bed and a Ditra Uncoupling membrane throughout the entire first floor.

86 Mediterra Way

Features and Updates List

- ❖ The great room is impressive with a cathedral ceiling covered with reclaimed wood and antique oak beams from the late 18th century.
- ❖ The great room has a unique 18th century mantle from Provence near Apt, France as the central piece and the stone veneer on two walls from floor to ceiling.
- ❖ The Kitchen is stunning and opens to the Great Room and Breakfast area, making it an ideal space for entertaining. It has a backsplash with special tiles, very contemporary cabinets with a custom color stain and 2 original chandeliers, a cascade white marble superb island, and plenty of storage.
- ❖ The kitchen has a built-in Miele Coffee Maker, a Thermador drawer microwave, a stainless steel Farmhouse sink, and all NEW 2018 Thermador appliances including a 48" stainless steel range with 6 Burner Professional gas stove with griddle and double oven, dishwasher, and refrigerator.
- ❖ A Reverse Osmosis unit is located under the kitchen sink and a water filter in the Garage.
- ❖ We love the amazing Venetian plaster done all around the house walls with the curved radius Cornice details (Furr Down Ceiling) in all the bedrooms and dining room, creating a great ambiance.
- ❖ There is an impressive study with a separate entrance from the main courtyard with French doors. The panoramic windows have been tinted to control UV rays and provide privacy. The study has plenty of shelves, cabinets, credenza drawers, and file drawers, with direct lighting on the shelves and a central chandelier. The Furr Down ceiling along the perimeter is very elegant with the Venetian plaster.
- ❖ A stunning wine cellar is constructed with stone, reclaimed beams, and a separate A/C unit. The antique European hanging fixture wood column has 4 lights and a pair of sconces made from pieces from the 1920s. It features an abundance of wine racks and storage cabinets for liquor and extra serving utensils. There is a wet bar outside the cellar with a butler's pantry and a beverage refrigerator with two drawers.
- ❖ The powder room has special plaster with an elegant faux finish and a powder vanity with the base made with a manger from the south of France retrofitted with a top made of French oak. The sink vessel is made of river rock from Indonesia.
- ❖ The master bedroom entry doors are antique walnut doors from the early 19th century from Europe.
- ❖ The master bedroom has a great view of the pond and the golf course as well. It is peaceful and relaxing. With a great barrel vault ceiling, the furr down ceiling (Cornice) at the edges and great lighting. It has the window tinting for privacy and UV control as well as the drapes from The Shade Shop with custom stained wood rod and a traverse rod.
- ❖ The tiles used in the master bathroom are beautiful with an original pattern reminiscent of antique tiles. The master bathroom ceiling has reclaimed oak wood beams, and with

86 Mediterra Way

Features and Updates List

- the light fixture and the freestanding tub, create a wonderful bath experience overlooking the courtyard trough.
- ❖ The impressive his and hers master closet has enough storage for both, with an extra-large island full of drawers, a seating bench, a beautiful light fixture and its own New Bosch washer, Bosch dryer, and ironing board.
 - ❖ There are privacy shades in all bedrooms, master bathroom, laundry room, art studio, and garage. They are special Grass Weaves- Zaire- Earth shades with a privacy liner. The wine room has a woven Woods-Siesta shade with an attached separate lining.
 - ❖ All the light fixtures are contemporary with the exception of the wine cellar.
 - ❖ All the windows downstairs have the window 3M Tinting for energy efficient control, UV rays, and privacy.
 - ❖ The Multimedia Room is adjacent to the great room separated by two big pivot custom doors. It has a Projector and TV. It also has three small windows and special wood shutters to control outdoor light. Savant Sound and Control System has been installed throughout the main house first floor and the Casita.
 - ❖ There is a Lutron Lighting Control for the first floor.
 - ❖ We love the several art niches and direct lighting to display art along the gallery walls, on top of the kitchen cabinets, media room and over the staircase.
 - ❖ The oversized Garage has space for three cars. With three walls full of cabinets and storage for bikes and pipe connections ready for water softener inside a closet.
 - ❖ The sound and TV equipment room is located in the garage with A/C.
 - ❖ The driveway is long and wide with reclaimed brick and concrete pavers. It is extremely functional for parking additional cars.
 - ❖ The Casita has a guest room with walk-in closet and its own bathroom, which has a door leading to the pool. We loved the space and its privacy from the Main house. The Casita has an extra room with a separate entrance. It could be used as an art studio. It has two panoramic windows from floor to ceiling, offering an impressive view of the pond and the golf course. It has a built-in desk with drawers, file cabinets and over the counter cabinets. It has a walk-in closet with special cabinets, regular drawers, and file cabinets. It is currently being used as a bedroom.
 - ❖ The Outdoor area has a kitchen station and separated area for living and dining. It has a lovely chimney with TV above and a log fireplace with remote control. A continuous limestone seat wall is on both sides of the chimney. The Outdoor Kitchen features an island that separates the seating area, the barbecue grill, teppanyaki grill, vents, icemaker, and an under-counter refrigerator.
 - ❖ The pool and Jacuzzi are great for entertaining with beautiful views, next to the covered long loggias, and green spaces. The patio and outdoor area are covered with reclaimed industrial brick that provides extra character to the home.
 - ❖ The spiral staircase is very unique and stands out with the 4 art niches.

86 Mediterra Way

Features and Updates List

- ❖ The great terrace on the second floor is on two levels and has reclaimed industrial brick on the floor. The view of the golf course and natural pond is amazing.
- ❖ The two secondary bedrooms in the main house have en-suite bathrooms and walk-in closets. Each bedroom has a balcony with a great view and custom iron railing.
- ❖ There is wood flooring in the second-floor bedrooms and extra room/game room, which is made from beautifully reclaimed wood planks from the late 1800s.
- ❖ The energy efficient home has 4 A/C units.
- ❖ The home has a NEW 22KW Natural Gas Generator with 400Amp Transfer Switch
- ❖ A unique professional landscape surrounds the home with lighting and upgraded drainage completed in 2018.
- ❖ Cooper gutters are all around the home, as well as custom gas sconces and exterior chandeliers.
- ❖ New 2018 Andersen E- Series Clad Hinged Patio Doors throughout the entire house.
- ❖ There are four Security Cameras, Main Door Bell with Camera, and one Nest doorbell by side entrance.