



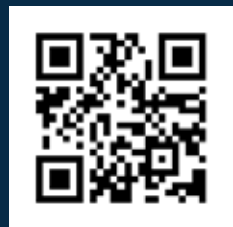
32522 Whitburn Trail • Weston Lakes

STRIKING



Extraordinary 1 ½-Story designed for the discerning Buyer. Located on gorgeous ½-Acre WOODED GOLF COURSE settings with century old pecans and mature live oaks that soothe and replenish with BREATHTAKING VIEWS. Finely appointed with wood floors, travertine, Plantation Shutters, crown molding, cased archways, wrought iron, designer granites and fine custom cabinetry. Impressive leaded glass front door opens to dramatic Foyer with striking bricked Rotunda. Executive Study. Inviting Dining Room has Butler's Pantry. Stunning Family Room offers gas log fireplace and custom built-in's. "Spectacular" is apt description of 2-story Island Kitchen with gas cooktop, GE Profile double ovens & vegetable sink. Fabulous SUNROOM or downstairs Gameroom. Grand in size and style Master Suite with Sitting Area and sumptuous Bath with glass shower and separate vanities. Massive Gameroom up with Entertainment Center, Wet Bar and COVERED DECK. Private Gameroom fronts Secondary Bedrooms. LOW TAXES!

For a high-tech, 3-D tour of this home. Please scan the QR. In doing so, you will be able to see the actual floor plan along with a "dollhouse" view of the home. You will also be able to navigate thru the home with your mouse; going from room to room at your leisure with 360-degree views and from floor-to-ceiling. This enables you to take a complete tour of the home, from anywhere in the world. Amazing!





FOYER

As you come thru the front door, you enter into an inspiring Foyer with a 20ft ceiling, double brick archways and travertine floors that reach all the way to the rear of the Family Room beyond, drawing the eye back to the rays of sun and views of nature pouring through the windows.



STUDY

The Private Study offers the ideal place to sneak away from family life or the business of day-to-day to work or read quietly and enjoy the serene views of the front lawn. Detailed with crown molding, chair railing, plantation shutters, and a closet for additional storage.



DINING ROOM

The Dining Room flows conveniently off of the Foyer, where a buffet of fine appointments await; including appetizing crown molding, mouthwatering wood floors and a beautiful chandelier. Cased arched entry, custom paint and plantation shutters adorn the window that offer stunning views.



FAMILY ROOM

Large and bright, the Family Room features inset lighting perfectly placed for entertainment. This room is anchored by a gas-log fireplace inset in tile accent with a custom wood mantle and custom built-ins on either side providing ample storage. The back wall of the Family Room is a bay of 6 windows, perfect for a relaxing afternoon spent watching the wind dance in the trees throughout the property. With plenty of space for a large sectional or several sofas and armchairs, this Family Room is a gathering place, a room to enjoy. The Family Room effortlessly flows to the Kitchen, creating one large, open space that is perfect for continued conversation with the chef while guests relax. Perfect for entertaining.



KITCHEN

A masterpiece of beauty and design, the Kitchen is finely appointed with beautiful new granite countertops and backsplash and upgraded cabinets. The substantial Center Island provides plenty of prep space as well as a convenient prep sink. The Kitchen is gorgeous and the perfect blend of form and style that provides the essence of fine Southern Living. It offers a double convection oven, microwave, dishwasher, and gas stove. The Kitchen has an extensive amount of storage with pots/pans drawers, cabinets, and spice racks along with a Large double door pantry. There is also a serving nook with access to the Dining Room.



BREAKFAST

The Breakfast Room is open to the Family Room and Kitchen, resulting in a space that feels spacious and airy, while remaining a visually separate space. This room is bright and serene and also features plantation shutters and a custom light fixture.





MASTER SUITE

The Master Suite effectively marries style with purpose. A separate sitting area is inset in bay windows bringing the views of nature and the Golf Course inside. Imagine sitting here in serenity, lost in your favorite novel. The Master is finished with inviting wood flooring and a detailed tray ceiling that adds drama while the pale and neutral color scheme soothes. Also notice the abundance of wall space for furniture such as dressers and armoires.

Luxurious and spacious, the Master Bath fits the form of the rest of the house with space well-used and never wasted. Offering both His and Her vanities with plenty of separation and loads of storage. A dressing bench and mirror are located near the huge Closet with a built-in dresser and shelving and conveniently connects to the Laundry Room. A corner whirlpool tub surrounded by custom travertine tile is the perfect place to melt the cares of the day away, relaxing every muscle and soothing even the mind. The large glass shower with a bench and shelving provides comfort, enhancing morning routines and evening rituals.



SUN ROOM

The Sun Room is magnificent in size and finishes. Sunlight floods over the travertine floors thru a quartet of windows, making the space light and bright. Wall space for sofas and credenzas is plentiful in this elegant Sun Room. It could also be converted to a 4th Bedroom if needed.



GAME ROOM

Located at the top of the stairs is the open and spacious Game Room. With space to host any number of hobbies or activities, this room offers versatility in design resulting in endless hours of family fun. The Game Room features a wet bar complete with a stainless sink, granite countertops, and plenty of storage.



BED & BATH

Both Secondary Bedrooms have large windows that fill the rooms with sunlight during the day while an upgraded four-light ceiling fan fixture provides comfort and lighting in the evening. Graceful and refined, the Secondary Bedrooms will serve guests or children with ease. They are finished with large walk-in closets & their own en-suite Bath. Both Secondary en-suite Baths have a shower/tub combo with tile and detailed accents. Stunning finishes and upgraded hardware complete the room.





BALCONY

The covered balcony located off the upstairs Game Room is finished with slate floors, wrought iron railing and a ceiling fan to keep you cool during those hot summer afternoons.

PORCH

Accessible from the Breakfast Room, the Covered Back Porch easily fits seating for the family, while the extended patio further enhances the outdoor living experience this home offers.

BACKYARD

The backyard would not be complete without a place to BBQ. Here, you will find just that. It offers everything you will need for grilling and hosting guests for outdoor entertaining. The outdoor Kitchen offers a stainless steel sink, Jenn-Air gas grill and serving space just waiting for the opportunity to feed family and friends. The back of the home is just as impressive as the front and can be enjoyed from the extended patio providing plenty of entertainment area. This view focuses on the magnitude of the back yard with plenty of room for family activities.



SPECTACULAR

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