



## ***225 Mayerling***

### **Features and Amenities**

- New Construction Built in 2020 by Trinity Estate Homes
- 6,780 Square Feet, with plans by Rice Design
- Interior Finishes by Elizabeth Garrett Interiors ([elizabethgarrettinteriors.com](http://elizabethgarrettinteriors.com))
- 17,278 Wooded Bunker Hill Central location
- 6 Generous Bedroom Suites (Master Down)
- 6 Full Baths, Plus 3 half baths: Powder, rear patio bath, & Gameroom 1/2 bath.
- Timeless Traditional Design with Transitional Coastal influences! Cobblestone Exterior with high definition Hardi Artisan Series Siding with miter corner details.
- Custom 9' Arched Oversized Iron & Glass front door
- Gas Lantern, Custom cast stone detail, Custom wood garage doors, & Stained bead board ceilings, all detail the quality of this custom home.
- Oversized 3 car garage with Epoxy Floor, Motor Court, Automatic Driveway Gate, extra guest parking, & Custom Paver driveway. Quipped with plug for electric cars.
- Gorgeous 7" white oak flooring throughout downstairs with custom color. 5" white oak flooring in main areas and halls upstairs.

## TRINITY ESTATE HOMES,

- Spacious Outside Veranda with Cathedral Ceilings and Isokern Wood Burning Fireplace! Summer Kitchen (DCS Grill with Rotisserie), Sink, Stainless cabinet door/drawer fronts, stained bead board ceilings, Designer ceiling fans.
- Spacious Back yard and side yard space. Rear power lines lifted out of site lines (replaced electrical poles) and AT&T and Comcast lines buried.
- 11 to 16 Foot Ceilings Downstairs
- 10 Foot ceilings Upstairs, Plus raised & cathedral ceiling details.
- Custom Hand Forged Iron Stair Railings
- Custom White Oak beams in family room and master bedroom.
- Beautiful Isokern Gas Fireplace in Family Room with custom Mantel, Natural stone surround, and custom built-ins on.
- Wonderful open plan with expansive Glass overlooking backyard. Sierra Pacific 9' Exterior Wood/Clad Doors with 5 lock system.
- Incredible open Island Kitchen with Thermador Appliance Package (48" Range, 60" Refrigerator, Two Bosch Dishwashers, and microwave Drawer). Beautiful Custom Brass Shelving units, Gorgeous Quartzite counters and tile backsplash, Custom Cabinets with storage features, Built-in Appliance Hutch, & Farmhouse sink.
- Wonderful Study with Beautiful built-in bookshelves (custom color) with brass accent lighting.
- Extensive Custom Millwork and Cabinetry throughout, including Paneled arched entry, paneling in stairway area,

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- shiplap (mud room & gameroom areas), Beam details, all custom closets, & thoughtful details in kitchen & bathrooms.
- High End Finishes, including natural stone counters, upgraded tiles, natural stones, High End Hardware, & Upgraded Lighting (including LED bulbs).
  - Stunning Powder Bath with Custom Brass Vanity, mirror & lighting. Designer Grass Cloth Wallpaper.
  - Grand Master Suite with Cathedral Beamed ceiling, wood floors, and Triple wood windows overlooking Huge backyard.
  - Elegant Master Bath with upgraded tile finishes & accents, Free standing tub, oversized shower (two shower heads, frameless glass, seat, & shampoo niches), Separate His/Her Vanity spaces, Separate His/Her closets with dressing vanity in her closet, Wonderful layout with barrel ceiling with accent lighting! Both Master Closets, includes: Dressing Mirrors, Custom woodwork, Built-ins, Shoe shelves, adjustable Shelving, & tons of drawers & Bulk Storage.
  - Two wonderful utility rooms (up and down). Downstairs is off kitchen and includes back up refrigerator space, corner window, farm sink, and great work space with desk area. Abundance of storage.
  - Incredible Open Bar & Butler Pantry with Central flow between Dining Room and Family Room! Includes Climate Controlled Wine Room with Custom White Oak Wine Storage for over 200 bottles, Custom 8 ft iron door, & Brass light fixture! Great Space for Entertaining with Soapstone Counter Tops, custom bar sink/fixture, ice maker, natural stone backsplash, with LED undercounted lighting!

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- Wonderful Side Entry off of motor Court leads to Mud Room with Ship Lap, Custom Built-ins, Seating with hooks, & Herringbone pattern Stone Floors.
- Grand Staircase leads to central flow upstairs with separate bedroom Suites! Two bedroom Suites off private hall to the East, Two bedroom Suites off private hall to the North, & 6th bedroom off private hall to the South (would make a great Guest Room).
- Each Private Upstairs Bathroom has custom features including: Custom tile, Quartz Counters, Framed Mirrors, Custom linen/built-ins with hamper drawers, 3 have showers, & 2 have tubs with custom tile fronts.
- Incredible upstairs Private Gameroom/Media Room Space with Open Bar! Bar includes: Full size refrigerator, Quartz Counter tops, Custom Backsplash with floating shelves, & Bar Sink. This space is a great Flexible Space for your Entertaining needs. Includes great closet with full A/V wiring control panel.
- Bonus Room upstairs adjacent to North Bedroom Suites! This room has character with slopped ceilings and feature window. This would be a great space for hobbies, kids private activities, etc.
- Upgraded Deako Smart Lighting System! Smart Switches included on exterior lights and other key locations. Flexible and easy system to interchange smart switches. Learn more at [Deako.com](http://Deako.com)
- 8 Foot cedar Fencing, double gate off motor court, and iron fencing at front South side of home with privacy gate.

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- Full Rain Gutters with round downspouts connected to landscape drains.
- Professionally Designed Landscaping Package, including sprinkler system, and Engineered landscape drainage.
- Engineered Slab on grade, with Builder Piers.
- Home has a complete Pre-wire package with Smart Box. Includes Full alarm system with two key pads.
- Upgraded Foam Insulation for highest Efficiency. Batt-Insulation in all interior walls & mid floors.
- Zoned Trane High Efficiency A/C systems with Variable Speed. Includes media filters & Smart A/C Thermostats.
- 30 Year High Definition Composition Roof
- Two Tankless Hot Water Heaters, with circulation pump.