

# 47 E Double Green Circle Updates & Special Features

## Characteristics:

- ❖ Builder & year: Partner's In Building in 2013
- ❖ Square Footage: 6200
- ❖ Bedrooms: 4
- ❖ Full baths: 4
- ❖ Half baths: 2
- ❖ # car garage: 3

## Notable Features:

- ❖ Patio features concrete pads with Travertine overlay
- ❖ Concrete bar with wet sink, refrigerator and grill
- ❖ Hot/cold water hookup for dog wash
- ❖ Big Ass Brand Ceiling Fans
- ❖ 4.5 Sport Pool by Great Escapes with Pool Chiller and Heater
- ❖ Crestron Home Automation System (Lighting, Video/Audio/16 Cameras, HVAC, Pool, House Alarm, 14 TV Screens)
- ❖ Indoor / Outdoor Speakers
- ❖ 48 KW Whole House Generator (5 Second Response Time Runs Entire House and Pool)
- ❖ Whole House Filtration System
- ❖ NanaWall Doors in First Floor Game Room open to Outdoor Living
- ❖ Custom solid wood barn door entry to Game Room (Pool Table & Shuffle Board Stay)
- ❖ Cabana and Outdoor Kitchen - Fire pit Area
- ❖ Lanai Dining & Pavilion with finished wood ceiling
- ❖ Exterior landscape features beautiful Wax Myrtles and Hardy Clumping Bamboo (a non-invasive bamboo that does not "run") creating dense and decorative screens
- ❖ All around sprinkler system and landscape lighting that includes decorative hand carved lanterns from Indonesia to accent the pool/outdoor entertaining area
- ❖ 15 custom made gas lanterns in front and back
- ❖ 3 Car Tandem Garage with dual entry golf cart garage door, 8ft overhead door access to pool equipment, epoxy flooring and decked attic storage

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- ❖ Kitchen features an Artisan hand-made Copper Vent Hood
- ❖ Oversized 10x10 working island and breakfast area
- ❖ Swinging door access from kitchen to Pantry and Utility
- ❖ Butler's Pantry with large utility sink and custom storage
- ❖ Cabinetry with pull out & soft close drawers
- ❖ Tile and hardwood flooring throughout first floor
- ❖ Study features wood flooring and sliding glass pocket doors
- ❖ Wine Grotto highlights brick and stone accenting with custom wood (500+) floor to ceiling wine bottle storage, wine chiller and spacious dining area
- ❖ Custom designed and handmade 16 Ft. chandelier with chandelier lift
- ❖ Two laundry rooms (First Floor Master Closet and Second Floor)
- ❖ Private Dog Door from exterior of house to spacious storage room
- ❖ Master Suite with wood flooring, and bed eye-level gas fireplace
- ❖ Master Bath offers sunken soaker tub, his/her vanity with vessel sinks, coffee bar with Viking mini fridge; walk-in shower with 2 heads plus rain shower
- ❖ Three additional en-suite bedrooms—one features an additional 100 SF buildout (10x10) for exercise or storage; all have carpet flooring and spacious closets
- ❖ Study/Computer Area and 2nd Laundry
- ❖ Theater Room offers acoustic panels & 10Ft. screen; storage and serving counter with wet sink and Viking mini fridge; pre-wired for retractable curtains; Audio powered by high- end Genelec speakers
- ❖ Server Room with two full racks, Crestron Equipment and Half-Split A/C system for cooling