

# FEATURES & UPGRADES

Address: 727 Somerset Commons Lane

*Custom designed 4 story Hanover Plan by Pelican Builders  
3,335 sq ft. ~ 3 Bedrooms plus Study ~ 3 ½ Baths  
Pie Shaped 2,180 sq ft. lot*

## HOME FEATURES

- Inclinitor home elevator
- 1<sup>st</sup> floor bedroom with 3-piece en-suite bathroom and custom walk-in closet
- 3<sup>rd</sup> floor primary suite with luxurious 5-piece bathroom, 20'x10' closet and study
- 4<sup>th</sup> floor bedroom with adjacent 3-piece bathroom and dual closets
- 7" wire brushed white oak hardwood flooring throughout except tiled bathrooms
- Eggshell finish interior paint
- 3 car tandem garage with Xpedite epoxy flooring and storage closet
- Spacious covered 4<sup>th</sup> floor terrace with downtown views and built-in Coyote stainless 36" natural gas grill
- 4<sup>th</sup> floor game room with vaulted ceiling and built-in wet bar including GE Profile Series beverage center and sink
- Lennox Elite Series XC16 air conditioning units and PUREAIR air purification system
- Control4 smart home system which manages lighting, climate settings, entertainment equipment and security cameras
- PEX piping system
- Whole home Inline 400 water pressure boosting system
- Tankless gas water heater
- Taexx built-in pest control system
- Interior and exterior sprinkler systems
- Downtown and lake views

## KITCHEN

- Cabinets and tile to ceiling
- Coffered Ceiling
- Minuet and Sleek Concrete quartz countertops
- KitchenAid stainless 30" double wall ovens, 36" commercial 6 burner gas cooktop, under cabinet range hood, 24" wine cellar w/wood racks, dishwasher and Sharp Pro Series microwave drawer
- Pot filler at cooktop
- Upgraded cabinet pulls
- Soft close cabinets and drawers
- Custom wood drawer dividers, spice rack and tray organizers

## PRIMARY BATH

- Frameless glass fully enclosed shower with Total Sense steam generator, overhead rain showerhead, hand sprayer and wall showerhead
- Sitka 60" soaking bathtub
- Custom handmade glazed terra-cotta tile to ceiling in steam shower from Walker Zanger's Andalucía collection in Arabesque Mosaic 6x9 and large Field tile in 6x12
- Honed Carrera marble countertops, floor and bathtub decking
- Upgraded cabinet pulls
- Soft close cabinets and drawers
- Large beveled mirrors with polished nickel sconces
- Comfort height toilet
- Bathtub hand sprayer

## SECONDARY BATHS

- Large glass walk-in showers with tile to ceiling
- Arctic Gray (1<sup>st</sup> fl) and Lagos Blue (4<sup>th</sup> fl) limestone countertops
- Upgraded cabinet pulls
- Large beveled mirrors
- Comfort height toilets

## LAUNDRY ROOM

- Built-in cabinets with sink, hand sprayer and black honed granite countertop
- Walker Zanger hand crafted matte Veranda concrete floor tiles in 8x8
- Pocket door

## LIGHTING AND FANS

- Hunter Newsome 52" ceiling fans in bedrooms
- MinkaAire Kola XL 60" ceiling fan in living room
- MinkaAire Sundowner 54" ceiling fan in covered patio
- Quorum Pinnacle 52" ceiling fan in game room
- Minka Lavery etched glass gold ceiling fixture in entry
- Visual Comfort Bryant polished nickel wall sconces in primary bathroom
- Visual Comfort Primitive pewter swing arm wall lamps in primary bedroom
- Visual Comfort Darlana gold cage pendants in kitchen
- Mercer41 Raze gold wall sconces in powder room
- Robert Abbey Oliver wood and silver swing arm lamps in 1<sup>st</sup> floor bedroom

## WINDOW TREATMENTS

- Custom Bali natural Roman shades throughout
- Calico Corners custom fabric Roman shades in primary bath