

EXTERIOR FEATURES

- Located within the 24hr manned guard gates of Carlton Woods Creekside
- 21,299 sq ft lot with plenty of room for pool/spa, decking, play equipment, etc.
- Sunroom/patio w/ HUGE windows, gas fireplace & cable ready
- Full outdoor kitchen incl grill, sink, dishwasher, gas range and refrigerator
- Stucco exterior walls with cast stone details
- Pavedstone driveway and 4 car garage with stained doors
- Rear yard enclosed with wrought iron (side) and stone (back) fencing
- Durable concrete barrel tile roof
- Arched top iron entry doors with custom pattern

INTERIOR FEATURES

- 7176 sq ft featuring 2 bdrms down, 3 bdrms up, formal living, formal dining, family, game room, study & bonus room
- Wired for ceiling speakers and volume controls in: Family, Game, Dining, Kitchen, Primary Bdrm, Study & Sunroom
- Wood flooring throughout Living, Dining, Kitchen, Breakfast, Game, Study & Primary Bdrm, Wine Grotto
- Elegant wood paneled cased openings and columns in main rooms downstairs
- Layered crown molding and unique stepped baseboards throughout downstairs
- Elegant curved stairway with hardwood treads and tile risers
- Security system on all doors and operable windows; two motion/glass breakage detectors
- Epoxy garage flooring

ENERGY SAVING, COMFORT & SECURITY FEATURES

- Super-efficient spray form insulation in walls and attic
- Builder Choice 16 SEER rated air conditioning and sealed combustion gas furnaces
- Honeywell programmable thermostats with humidity control
- HVAC systems bring in fresh air continually to ensure improved air quality
- Two Eternal GU 195S tank-less water heaters

FORMAL LIVING/GREAT ROOM

- Elegant see-thru fireplace
- Soaring two story ceiling
- Arched floor to ceiling windows with views to the back yard

MEDIA ROOM

- Projection TV (93Wx55H) with surround sound in speakers in Media
- Surround sound speakers for ultimate viewing experience

KITCHEN/BREAKFAST/FAMILY

- Wolf/Sub-Zero appliance package which incl 48" range w/ griddle & double oven, 48" built-in refrigerator, wall oven, microwave and dishwasher
- Huge island kitchen
- Under cabinet lighting
- Granite countertops / stone-tiled backsplash
- Walk-In Pantry
- Open concept to breakfast and family room
- Wall of windows along family room and breakfast
- Direct access to sunroom

FORMAL DINING & WINE GROTTO

- Barrel vaulted ceiling with hanging chandelier
- Sunken wine grotto with custom built wine storage cabinets
- Butler's pantry & wet bar with plenty of cabinet storage, stone countertops, bar sink & wine chiller

PRIVATE STUDY

- Paneled study with interior French doors, custom book cases and wooden beamed ceiling
- Hardwood flooring in study
- Exterior French doors leading to sunroom

PRIMARY BEDROOM (1ST FLOOR)

- Oversized bedroom with space for sitting area by the window
- Coffered ceiling and doorway to sunroom
- Vanity area with groin vaulted ceiling
- Huge closet with extensive custom drawers and hangers
- Stone tile floors
- Large tile-enclosed walk in shower

DOWNSTAIRS GAME ROOM

- Vaulted ceilings with wood beam accents
- Direct access to full outdoor kitchen and sunroom
- Adjacent half bath
- Gas log fireplace
- Huge windows for lots of natural light

SECONDARY BEDROOMS

- 1 secondary bedroom on 1st floor
- 3 secondary bedrooms on 2nd floor
- All bedrooms have ensuite bathrooms & large walk in closets
- Carpet in bedrooms and closets

UTILITY ROOM & MUD ROOM

- Extensive built-in storage cabinets, granite countertops & large sink
- Room for additional refrigerator or freezer
- Stone tile flooring
- Storage lockers

2ND STORY BONUS ROOM & LANDING

- Huge bonus room perfect for media, exercise or play room
- Upstairs landing with wooden floors that overlooks the sunroom

