

DISTINCTIVE COLLECTION



10 Philbrook Way

Amenities List

1st FLOOR

Formal Living

- * Fireplace with stone surround
- * Custom draperies
- * Wide plank wood floor

Formal Dining Room

- * Country French chandelier
- * Custom draperies
- * Wide plank wood floor

Master Bedroom

- * Very generous space
- * Left wing – downstairs
- * Double doors lead to master bedroom
- * Custom carpet
- * Custom draperies/blinds
- * Door to rear grounds
- * Bay window with sitting area

Master Bathroom

- * Very spacious
- * 2 vanities
- * Makeup area
- * Granite counters
- * Marble floor
- * Air tub with granite surround
- * Walk-through shower with 2 heads
- * 1 large walk-in closet with center island and storage

BETTER HOMES AND GARDENS REAL ESTATE
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Ⓜ️ EACH FRANCHISE IS INDEPENDENTLY OWNED AND OPERATED.

Domestic Engineer's Office

- * Desk with storage and shelving

Exercise Room

- * Downstairs across foyer from master suite
- * Wall of mirrors
- * Window seat

Formal Powder Room

- * Outside of exercise room
- * Mirror is excluded

Wine Room

- * Stone walls & floors
- * Climatized
- * Cantera door with lock

Kitchen

- * Very open – great gathering area
- * Offers all you need
- * Abundance of cabinetry
- * Large walk-in pantry
- * Custom appliance cabinets
- * Hidden spices racks
- * Soft closing drawers
- * 3 dishwashers – Bosch & Fischer
- * 1 large side-by-side Subzero refrigerator with 4 freezer drawers
- * 2 additional refrigerator drawers in center island
- * Viking – 2 oven range – one large and one smaller with burner/griddle
- * Overhead draft
- * Additional 3rd Viking oven
- * Built-in microwave and food warmer
- * Pot filler
- * Lovely chandelier
- * Large center island
- * Granite Counters
- * 2nd island with long breakfast bar seats 6 or more

Breakfast Room

- * French doors to lanai
- * Bay window
- * Chandelier overhead

Family Room

- * Custom Drapes
- * Overlooks pool & rear grounds
- * Plenty of room for furnishings
- * All TV's, media & audio equipment remain

***Note: Kitchen, breakfast, and family room adjoins! ***

Utility Room - 1st Floor

- * Refrigerator stays
- * Spacious
- * Barn sink
- * Marble countertops
- * Storage room
- * Ironing board

Game Room/ Billiard Room 1st Floor

- * With bar and bar top seating
- * Custom carpet
- * Tray ceiling
- * Custom drapes
- * Wainscoting
- * Billiard table with lamp above
- * Could be downstairs bedroom
- * Full bathroom adjoins and serves poolside

2nd FLOOR

2nd Ensuite

- * Left wing
- * Custom drapes
- * Plantation shutters
- * Custom carpet
- * Ceiling fan

- * Beautifully appointed bathroom
- * Glass Shower
- * Marble Vanity
- * Walk-in closet

Utility Room - 2nd floor

- * Ironing board
- * Stone counter and floor
- * Abundant cabinetry

3rd Ensuite

- * Custom drapes
- * Plantation shutters
- * Carpet
- * Ceiling fan
- * Beautifully appointed bathroom
- * Glass shower
- * Marble vanity
- * Walk-in closet

4th Ensuite

- * Large bedroom
- * Custom carpet
- * Plantation shutters
- * Personal study attached
- * Very upscale bathroom
- * Glass shower
- * Double sink
- * Marble vanity
- * Walk-in closet

Half Bathroom in Hallway

- * Vanity
- * Granite
- * Tile Floor

Game Room/ TV Room 2nd floor

- * Balcony with French doors
- * Custom drapes
- * Custom carpet
- * Large closet

Media Room

- * Over garage
- * Custom carpet
- * Beamed ceiling
- * 9 recliner chairs
- * Dry bar with microwave & refrigerator
- * All equipment to remain with suitable offer

3RD FLOOR

Library

- * Overlooks rear pool and rear grounds
- * Fully paneled
- * Separate computer area closes off with pocket door

5th Ensuite

- * Custom carpet
- * Beamed ceiling
- * Custom drapes
- * Plantation shutters
- * Adjoins library via bathroom
- * Very upscale bathroom
- * Glass Shower
- * Double sinks
- * Marble vanity
- * Walk-in closet

INTERIOR MISC. FEATURES

- * Double Cantera front door
- * 2-story foyer overlooks large covered lanai
- * Extensive millwork throughout
- * 3 sets of French doors lead to lanai from foyer

- * Beautiful stairway with iron rail, wood & stone steps, and rotunda with Country French chandelier
- * Stone floors run through all of galley & most of downstairs
- * Mud room
- * Butler's pantry
- * Elevator services all floors
- * Storage closet located in right wing of 2nd floor
- * Landing on 2nd and 3rd floors are hardwood
- * Home automation
- * Wood windows
- * Custom window coverings throughout
- * Surround sound

EXTERIOR

Covered Lanai

- * Wraps around rear of house
- * Stone floor
- * 2 stone fireplaces, 2nd with flanking stone wall
- * Wood ceiling

Outdoor Kitchen

- * Cooler
- * Grill
- * Smoker

Pool

- * Beautiful saltwater pool & spa
- * Approximately 8.6 ft. deep
- * Waterfall
- * Pebble Tec finishing
- * Stone Surround
- * Swim jet

Gorgeous Landscaping

- * Mature trees
- * Carpet-like grass
- * Extensive landscaping

- * 3 fans
- * Iron-wrought fence
- * Landscape lighting
- * Pond view

4-Car Garage

- * Epoxy Flooring
- * Cabinetry