

## Primary 2020 Renovations:

- \$1MM+ spent in 2020 on comprehensive modernization with all high-end features
- Full remodel of both kitchens with top-tier appliances
- Full remodel of all 6 bathrooms. Each offers its own unique style
- All countertops, cabinets, sinks, showers, and bathtubs have been replaced
- Full remodel of butler's pantry and wet bar
- Addition of heated pool with waterfalls, hot tub, and patio area
- All hardwood floors were resurfaced and restained
- All tile flooring was replaced
- All lighting was fully updated
- State-of-the-art sound system both inside and outside the home
- Several speakers added throughout pool and putting green area
- Extensive additional wiring installed to accommodate expansion of sound system
- Sound system can be controlled via smart phone
- Rebuilt utility room to include custom dog bath
- House is freshly painted inside and outside
- 8-ft stone wall, walkways, and fountain added to front courtyard

## General Features:

- Elevator between first and second floor
- Including the primary suite, there are 2 bedrooms located on the first floor
- 6 of the 7 secondary bedrooms have walk-in closets
- All secondary bedrooms have crown molding and ceiling fans or chandeliers
- Most rooms include crown molding and recessed lighting
- Several storage closets located throughout house
- A total of 3 Marble gas fireplaces
- Oversized 7-Car Garage Texas with 3 garage doors and extra storage
- Garage is air conditioned and includes work-space and utility room with sink
- Most furniture is available for purchase with property

## Security Features:

- Neighborhood is patrolled by 24/7 security vehicles
- Vehicle security gate at the entry to driveway
- Vehicle Security gate speaker box communicates via smart phone
- 8-foot stone wall with gate protecting front courtyard
- Courtyard gate intercom communicates via smart phone
- Two monitors in the house display live feeds of all 7 smart security cameras
- 7 exterior security cameras are also accessible via smart phone
- Cantera doors installed in five locations throughout house

## Attached Apartment Features:

- Designed with separate entrance from main house
- Can easily be connected or secured separate from main house
- Includes multiple bedrooms, full bathroom, and living area
- Includes its own full kitchen and eating area
- Includes its own laundry room

## Exterior Features:

- Heated pool with waterfalls and hot tub are controllable via smart phone
- Pool is low-maintenance chlorine ozonator freshwater
- New custom designed putting/chipping green with synthetic grass
- Side yard with porch also includes synthetic grass
- Most landscaping has been replaced
- Landscaping includes several legacy pines and other large trees
- Recent wooden fencing was stained new in order to preserve the beauty
- Oversized driveway and parking area can accommodate 10+ guest vehicles
- Front courtyard fountain with waterfalls and lights are controlled via timer
- Updated back patio includes gas connections for outdoor kitchen
- Extensive exterior lighting auto-activated via day/night sensors

## Primary Suite Features:

- Over-sized primary suite with direct view of pool
- Private sitting room accessible via Cantera Doors
- Double fireplace between suite and sitting room
- Private patio accessible via Cantera Doors

## Primary Suite Bathroom Features:

- Complete rebuilt of primary bathroom
- Separate his and her walk-in closets with extensive built-ins
- Built-in safe inside closet
- Separate his and her vanity areas
- Soft-close cabinets and drawers
- Outlets located in drawers to keep counter-tops clear
- Built-in mini-fridge and extra cabinet storage
- Free-standing bathtub with air massage feature
- Large walk-in shower with 3 shower heads
- Shower includes rain shower-head system
- Toto Washlet commode w/self-cleaning wand & seat warmer
- Kohler motion-sensor urinal
- Marble countertops
- 2 chandeliers
- Security monitor display

## Kitchen Features:

- Complete rebuilt of both kitchens
- 48 inch 8-burner Thermador gas range
- 3 Thermador Convection ovens
- 2 dishwashers
- Built-in Frigidaire refrigerator
- Pot filler
- Second kitchen sink on island
- Marble counter tops
- Soft close cabinets and drawers
- Under cabinet lighting
- Walk in pantry
- Security monitor display

## Mechanical Features:

- Most mechanicals have been replaced, including all appliances
- Most HVACs have been replaced and include a dehumidifier system
- Infrared lights installed with heater to help avoid mildew
- New HVAC vents and returns throughout
- Vehicle Security gate has been upgraded
- Primary bathroom upgraded to tankless water-heaters
- New water-heaters and drains have been added for the rest of house
- Water filtration system with pressure pump has been added
- Added underground water drainage system with 3 sump-pumps
- Tile roof has been reconditioned