



**BARTEE**  
REAL ESTATE GROUP

# RIVERSTONE

HOA DUES = \$1100 ANNUALLY

TAX: 2.7

## **SCHOOLS:**

ANNE MCCORMICK SULLIVAN ELEMENTARY

FIRST COLONY MIDDLE SCHOOL

LAWRENCE ELKINS HIGH SCHOOL (ENGINEERING ACADEMY)

## **AMENITIES:**

MORE THAN 200 ACRES OF LAKES

500 ACRES DEDICATED TO OPEN SPACES & RECREATION

RESORT STYLE POOLS

NEIGHBORHOOD PARKS | PLAYGROUNDS

MILES OF WALKING TRAILS

TENNIS

CATCH-AND-RELEASE FISHING

THE CLUB AT RIVERSTONE



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## HOME FEATURES

- HUNTER DOUGLAS ELECTRONIC ROLLER SHADES IN ALL COMMON AREAS & MASTER
- SOLAR TINT THROUGHOUT
- WATERS SOFTENER
- REVERSE OSMOSIS
- 2 WATER HEATERS
- ALL LIGHTING IN THE GRAND ROOM CEILING ARE DESIGNED TO COVER 100% FLOORING SPACE TO GIVE MUSEUM QUALITY LIGHTING FLOW
- IRON-FRAMED, FILIGREED, GLASS-BACKED DOUBLE FRONT DOORS
- CARVED MAHOGANY CEILING ART PIECE



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# **NON-REALTY ITEMS TO CONVEY WITH SALE**

- ALL OUTDOOR FURNITURE (BACKYARD)
- WASHER & DRYER
- MIRROR IN ENSUITE (RECTANGLE SHAPE W/ SILVER FRAME)
- HANDMADE PERSIAN CLOCK IN ENSUITE
- SURROUND SOUND SPEAKERS LOCATED IN GRAND ROOM, PRIMARY BEDROOM, OUTSIDE. COMPONENTS ARE AVAILABLE - CURRENTLY ARE NOT HOOKED UP AND WILL NEED TO BE INSPECTED BY BUYERS
- OFFICE FURNITURE LOCATED IN SECONDARY BEDROOM OFF OF UTILITY ROOM



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## HOME FEATURES

- FOUR GLASS PANELS HANGING ON MAIN WINDOWS WERE COMMISSIONED AND ECHED IN 3D STYLE. (THE DESIGN INSPIRATION CAME FROM MONIR, A LEGEND PERSIAN GLASS & MIRROR ARTIST)
- SPACIOUS HOME OFFICE W/ INTEGRAL BOOKSHELVES & PRIVATE ENTRANCE
- INTERIOR PAINT CUSTOM FORMULATED IN SAN FRANCISCO
- SPACIOUS GARAGE W/ BUILT-IN STORAGE & EPOXY FLOORING
- MATCHING CUSTOM CHANDELIERS IN POWDER BATH & FORMAL DINING ROOM
- SHUTTERS IN GRAND ROOM
- REMOTE OPERATED GAS FIREPLACE



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## PRIMARY RETREAT

- WOOD FLOORING
- HUNTER DOUGLAS ELECTRONIC SHADES
- HANDMADE CORK WALLPAPER
- HEATED TOWEL RACK
- LAVISH WATER CLOSET INCLUDING TOTO BIDET & CHANDELIER (BIDET HAS COLD/HOT WATER OPTION & AUTOMATIC FLUSH)
- WALK-IN SHOWER W/ 5 STATIONARY SHOWER HEADS & 1 HANDHELD
- OVERSIZED SPA BATH W/ JETS
- CUSTOM IRON INSET ABOVE SPA BATH FOR BOTH BEAUTY & SECURITY
- CUSTOM CLOSET WITH ASSORTMENT OF DISPLAY CASES, DRAWERS, CABINETS, LINEN CLOSET, IRONING BOARD, AND SHOE / HANDBAG SHELVING

LARGE MIRROR IN PRIMARY BEDROOM CAN BE SOLD FOR \$6,000



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## KITCHEN

- BREATHTAKING BLUE BAYOU GRANITE
- TWO ISLANDS - PERFECT FOR ENTERTAINING
- STAINLESS STEEL BACKSPLASH
- UNDER-CABINET LIGHTING
- STAINLESS STEEL 5 BURNER GAS COOKTOP (MONOGRAM)
- NEW STAINLESS STEEL SMART OVEN / CONVECTION OVEN (MONOGRAM)
- PORCELAIN DOUBLE SINK WITH DAZZLING FAUCET
- SPACIOUS WALK-IN PANTRY
- BUILT-IN STAINLESS STEEL REFRIGERATOR (MONOGRAM)
- STUNNING PENDENT LIGHTING
- AMPLE PLUGS CONVENIENTLY LOCATED ON ISLANDS AND MAIN WALL



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# OUTDOOR SPACES

- FRENCH DRAINS
- FRONT & BACK RAIN GUTTERS
- PAVERS FOR A CLEAN & SIMPLISTIC LOOK
- LANDSCAPE LIGHTING
- CUSTOM LASER-CUT STEEL INSETS FOR VISUAL APPEAL
- SPRINKLER SYSTEM
- IMPORTED REMOTE CONTROLLED GAS TURKISH FIRE PIT
- CUSTOM LANDSCAPING
- AUTOMATIC / REMOTE GATE LEADING INTO PRIVATE COURTYARD
- EXTERIOR SECURITY CAMERAS



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# WELCOME TO OUR HOME

THE JEWEL IN THE ORCHARD COMMUNITY!! THIS CUSTOM 1 STORY HOME INCORPORATES A NUMBER OF INTERNATIONAL ARTISTIC & ARCHITECTURAL FEATURES!

AS YOU WALK OUR HOME, YOU'LL NOTICE THAT THIS CAREFULLY DESIGNED FLOOR PLAN PUTS FLOW, COMFORT, AND FUNCTIONALITY AT THE FOREFRONT.

6202 DUKE TRAIL LANE ISN'T JUST A HOME - IT IS A PHYSICAL EXPRESSION OF A WAY OF LIFE TYING TOGETHER ELEGANCE, SIMPLICITY, AND SOPHISTICATION. A BEAUTIFUL SPACE FOR ENTERTAINING, IT IS ALSO UNIQUELY DESIGNED FOR SOLITUDE AND TRANQUILITY!