

# 1405 REGALIA CT

## FEATURES AND AMENITIES

### EXTERIOR

- Italian Villa Inspired Stucco and Stone Elevation
- Interfin Lion Relief at Entry Door
- Wrought Iron Entrance Gate and Back Yard Fence
- Covered Back Patio and Flagstone Courtyard
- Hand Laid Paver Community Driveway
- Private Enclave of 6 Homes
- Gated Community

### KITCHEN

- Brookhaven Cabinets with Soft Close Drawers and Doors
- Hand Stained Solid Oak Flooring
- Expansive Granite Countertops
- Viking Stainless Steel Appliance Package with 5 Burner Gas Cooktop and Convection Oven
- Ceramic 50/50 Under Mount Sink
- InstaHot
- Island Breakfast Bar with Cabinet Wrap
- Statement Lantern Inspired Pendant Lighting
- Viking French Door Refrigerator & Wine Refrigerator Included

### FOYER

- 8' Mahogany Front Door with Beveled Glass
- Hand Stained Solid Oak Flooring
- 2 Story Ceiling with Crown Molding
- Art Niches
- Statement Stair Case with Hand Stained Rail and Treads
- Wrought Iron Spindles
- Custom Plantation Shutters in Foyer

### PRIMARY SUITE

- Measures 22' x 15'
- Tray Ceiling with Crown Molding
- Recessed Lighting
- Hand Stained Solid Oak Flooring

### MASTER BATH

- Custom Built Cabinetry with Soft Close Drawers and Doors
- Double Sink Vanity with Granite Counters
- Air Jetted Tub with Granite Surround
- Oversized Shower with Glass Enclosure,
- Large Framed Mirror
- 24" Travertine Tile Flooring
- Private Water Closet with Additional Cabinet Storage
- Recessed and Vanity Lighting

### MASTER CLOSET

- Hand Stained Solid Oak Flooring
- 3 Built in Chest of Drawers with Shelving
- Adjustable Shoe Shelving in Peninsula
- Ample Hang Bar Space with shelving above

### LIVING ROOM

- Measures 17' x 14'
- Hand Stained Solid Oak Flooring
- 12' Ceilings Crown Molding
- Recessed Lighting and Ceiling Fan
- Surround Sound with speakers

### HALF BATH

- Pedestal sink
- Framed Mirror with Sconce Lighting
- 24" Travertine Flooring

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## FEATURES AND AMENITIES

### SECONDARY BEDROOMS

- Measures 14' x 11'
- Measures 12' x 11'
- Wood Flooring Throughout Including Closets
- Recessed Lighting & Ceiling Fan
- Crown Molding
- Large Walk-in Closet with Shelving

### SECONDARY BATHROOMS

- En Suite with Tub/Shower Combination with Subway Sized Travertine Tile with Mosaic
- Additional Storage with Above Toilet Cabinet
- Travertine Countertops
- Framed Mirror
- 24" Travertine Tile Flooring

### ENTERTAINMENT ROOM

- Measures 17' x 16'
- Hand Stained Solid Oak Flooring
- Tray Ceiling with Recessed Lighting and Ceiling Fan
- Crown molding
- Niche Designed for Entertainment Center
- Surround Sound with Speakers

### GARAGE

- 2 Car Parking in Addition to the 2 Car Parking in Driveway
- Built-in Storage Cabinets for Quick Access
- Overhead Storage Racks with Adjustable Hooks
- Door Access to Back Yard

### BACKYARD

- Stainless Steel Gas Grill with Granite Counters, Outdoor Refrigerator and Storage
- Tongue and Groove Paneled Ceiling
- Surround Sound Speakers
- Ceiling Fan and Recessed Lighting
- Flagstone and Mondo Grass Walkway for Easy Maintenance

### HONORABLE MENTIONS

- 8' Doors and 8" Baseboards Throughout
- Mud Bench and Cabinetry Storage
- Oversized Pantry with Ample Shelving
- Open Floor Plan
- HOA Dues Cover Front Landscaping, Water, Sewer, Trash, Gate Maintenance and Insurance on Common Areas
- Never Flooded