

FIRST FLOOR

- **Entry**
 - Refinished solid mahogany front door
 - Solid oak hardwood floors
 - 10ft ceilings
- **Garages**
 - 10ft ceilings
 - 2-car garage with built-ins, workbench, separate carpenter's closet, epoxy flooring and 2 garage doors (double front garage door and single door opening to the back yard, each has a separate garage door opener)
 - 1-car garage with built-in storage, epoxy flooring and private entrance to the backyard

SECOND FLOOR

- **Formal Living Room**
 - 11ft ceilings
 - Solid oak hardwood floors
 - Remote control gas fireplace between formal living and dining
 - Custom Venetian plaster by Imago Dei on living/dining room fireplace wall
 - Small wet bar between living & dining room with wine cooler
- **Dining Room**
 - 10ft ceiling
 - Travertine floors
 - Art niches
- **Kitchen**
 - 10ft ceilings
 - Travertine floors
 - Wolfe appliances (induction cooktop, convection oven and convection microwave)
 - Sub zero built-in refrigerator
 - Miele dishwasher and built-in espresso/cappuccino coffee maker
 - Vetrizzo countertops
 - Under sink water filtration system
 - Art niches
 - Custom shades

SECOND FLOOR

- **Family Room**
 - 10ft ceilings
 - Travertine floors
 - Remote control gas fireplace
 - Wall mounted Control 4 System touch pad
- **Powder Bath**
 - Custom cabinets with designer sink and marble counters
 - Separate water closet
 - Solid oak hardwood floors
 - Mirror excluded
- **Outdoor Covered Terrace**
 - Ipe wood flooring
 - Open on all three sides
 - View of the pool and backyard
 - Accent potted plants with watering drips
 - Plumbed for gas

THIRD FLOOR

- **Secondary Bedrooms**
 - Solid oak floors
 - Individual closets
- **Jack and Jill Bathroom**
 - Private sink areas with marble counters
 - Separate room with toilet, linen storage and tub/shower combo with tile design accent
- **Primary Bedroom**
 - 11ft ceilings
 - Solid oak hardwood floors
 - Wall mounted Control 4 System touch pad
 - Private staired access to the first floor and guest house
- **His Primary Bathroom**
 - Custom sink and cabinets with granite countertops
 - Separate walk-in European style closet
 - Spacious walk-in shower with a handheld wand and a rain shower head.
 - Tile design accents in both
- **Her Primary Bathroom**
 - Custom sink and cabinets with granite countertops
 - Separate walk-in European style closet with vanity area
 - BainUltra chromatherapy bathtub

FOURTH FLOOR

- Solid oak hardwood floors
- Secondary flex room with attic access
- Electronic closet
- Built-in storage cabinets
- Additional space could be used for yoga or a separate study nook
- Access to rooftop terrace

ROOFTOP OUTDOOR TERRACE

- Stunning downtown views
- Plumbed for gas
- Hard wired for sound
- HVAC access door

OUTDOOR SPACES

- Heated lap pool & spa with fountain, chromatic lights and handheld (remote control)
- 3 outdoor sitting areas:
 - 1st floor covered Lanai with summer kitchen overlooking pool
 - 2nd floor covered porch with Ipe wood floor
 - 4th floor rooftop terrace
- Summer kitchen has a built-in gas grill, built-in storage cabinets and quartz counters
- Surround sound speakers
- Irrigated built-in flower boxes in front & side of covered porch
- Programmable irrigation system for lawn & garden
- Outdoor shower
- Sunken piers which can support 3 story privacy fence/shade in back garden

STUDIO APARTMENT

- **Living Area**
 - 11 ft ceilings
 - Private entrance
 - Built-in shelving & cabinets in studio living room
 - Stained concrete floors
 - Hunter Douglas blinds
 - Three separate entrances
- **Kitchen**
 - Full kitchenette including refrigerator, built-in microwave, range & mini dishwasher
 - Built-in pantry
 - Madeval cabinets with quartz countertops
- **Bedroom/Bathroom**
 - Bathroom has direct outdoor access to pool
 - Walk-in shower with frameless shower door enclosure and pebble tile flooring
 - Designer glass tile wall accent
 - Heated towel rack
 - Madeval cabinets with quartz counters and designer bowl
 - Linen storage
 - Closet in bedroom with sliding door closure

OTHER FEATURES

- European designed home custom-built by the sellers
- Elevator to all 4 floors
- Madeval cabinets throughout
- 2 gas fireplaces
- Hard wired for sound/video & cable
- Hard wired for security
- Control 4 system throughout
- Speakers for sound system on 3 floors
- Tankless on demand water heater 2020
- Whole house water filtration system
- Built-in vacuum on all 4 floors of the main house
- Double pane windows throughout
- Solid core tall doors throughout
- Large picture windows provide abundant natural lighting throughout
- Hunter Douglas manual and automated blinds/shades throughout
- 3 Trane combo HVAC/heating units
 - 1st & 2nd floors unit 2021
 - 3rd & 4th floors unit 2012
 - Studio apartment unit 2012
- Main House - 3,532 sq ft
- Studio apartment - 634 sq ft
- Lot – 5250 sq ft (appraisal district)/ 5208 sq ft (new survey)