

17518 E BREMONDS BEND COURT - LIVABLE LUXURY

EXTERIOR:

BRICK/STONE/STUCCO  
BRICK-PAVED DRIVEWAY AND ENTRYWAY  
THREE-CAR GARAGE WITH EPOXY FLOOR  
WINDOWS: LOW-E<sub>3</sub> IMPACT WINDOWS (ENERGY EFFICIENT AND IMPACT RATED)  
SPRINKLER SYSTEM - FRONT AND BACK  
GAS LANTERNS  
GATED  
WATERFRONT

KITCHEN:

TAJ MAHAL LEATHERIZED QUARTZITE COUNTERTOPS  
IN-CABINET AND UNDER-CABINET LIGHTING  
WOLF RANGETOP - 48" SEALED BURNER, 6 BURNER AND INFRARED CHARBROILER  
BUILT-IN SUBZERO REFRIGERATOR  
THERMADOR CONVECTION OVENS  
POT FILLER

PRIMARY BATHROOM:

AIRJET BATHTUB WITH MARBLE TOP  
SHOWER FEATURES: DUAL SHOWER WITH RAIN HEAD SHOWER HEAD AND BODY SPRAYERS  
CUSTOM TILE WORK THROUGHOUT, INCLUDING CEILING  
CALCUTTA MARBLE COUNTERTOPS AND FLOORING  
CUSTOM HIS/HERS CLOSETS

WINE GROTTO:

WROUGHT-IRON SCROLLWORK DOOR  
BRICK-TILE WALL COVERING

KITCHENAID 40-BOTTLE WINE REFRIGERATOR  
CUSTOM-BUILT WINE STORAGE, CAPACITY ~ 200 BOTTLES

FLOORING:

TILE  
HARDWOOD  
MARBLE  
CARPET

POOL:

APPROXIMATELY 35,000 GALLON CAPACITY  
INFINITY-EDGE SPILLOVER  
INFINITY-EDGE SPA  
IN-GROUND CLEANING  
PEBBLETECH  
PRIVATE GROTTO WITH WATERFALL AND SLIDE  
TRELLIS WATER FEATURE  
REMOTE AUTOMATION VIA PHONE APP  
HEATER/CHILLER  
SALTWATER  
TRAVERTINE DECKING  
GAS FIRE BOWL FEATURES

BACK YARD:

MOSQUITO-MISTING SYSTEM (PYRETHRUM) AROUND PATIOS AND BACK OF HOUSE PERMITTER  
OUTDOOR KITCHEN FEATURES:  
DCS, 36" GAS GRILL, WITH ROTISSERIE  
REFRIGERATOR- DCS  
GRANITE COUNTERTOP  
GENERATOR INSTALLED JULY 2020 (GENERAC 22KW)  
WATER SOFTENER

AUDIO/VISUAL:

II-ZONE BUILT IN SPEAKERS WITH SONOS CONTROLLERS FOR ALL  
SURROUND SOUND IN FAMILY, UPSTAIRS LIVING, AND GAME ROOM WITH RECEIVERS/SPEAKERS FOR EACH.  
EXTERIOR CAMERAS WITH DVR/VIDEO FEED.

ATTIC:

TANKLESS WATER HEATER  
THREE HVAC UNITS, AGED APPROXIMATELY 9 YEARS  
SPRAY FOAM INSULATION - WALLS AND ATTIC

HOA FEES: COMBINED \$2980 ANNUALLY

BRIDGELAND ASSOCIATION: PROVIDES ACCESS TO ALL BRIDGELAND COMMUNITY AMENITIES  
THE RESERVE ANNUAL ASSESSMENT: COVERS COMMUNAL SPACE MAINTENANCE INSIDE THE RESERVE  
SECTION AS WELL AS THE GATE ITSELF AND THE LAKE FOUNTAINS.

CONVEYANCES:

ALL DRAPERIES, WINDOW COVERINGS AND RODS  
ALL TELEVISION MOUNTS  
SAFE IN PRIMARY BEDROOM CLOSET  
IN-POOL SUNNING DECK CHAIRS AND TABLE  
II-ZONE BUILT IN SPEAKERS WITH SONOS CONTROLLERS FOR ALL  
SURROUND SOUND IN FAMILY, UPSTAIRS LIVING, AND GAME ROOM WITH RECEIVERS/SPEAKERS FOR EACH.  
EXTERIOR CAMERAS WITH DVR/VIDEO FEED.