

## 202 Morningside Park Street

### *Special Features*

#### *Exterior*

- Private, gated development of 87 luxury homes
- Built in 2021 by Pelican Builders
- Located on a rare, oversized, corner lot (only plan of this type located on a corner lot) which has an added wall of windows
- Stucco and cement board exterior
- Gated front entry with turf green space, fountain, and lush landscaping
- Landscaping on east side of home, including fruit tree
- Extra pavers on side and at back of driveway for BBQ smoker
- Sprinkler system
- Solid wood front door with six beveled glass panes
- Gas lantern on front porch and two lanterns on back of home flanking each side of garage door
- 2-car attached garage with custom built-in workbench and upper and lower cabinets
- Located near guest parking
- Outdoor cameras (front and back of home) and ring doorbell

#### *Interior*

- Spacious rooms with neutral finishes
- Open concept living/dining/kitchen
- High ceilings and amazing natural light
- Elevator with hardwood flooring, accessible to and from all floors
- 11' ceilings on second floor
- Cathedral iron staircase hand railing
- 5" hickory wood floors
- Hickory wood stairs with high-end carpet runner
- Additional outlets and lighting added throughout the home
- Floored walk-in attic space
- Control4 Home Technology System in kitchen, living room, veranda, primary bedroom and primary bath

#### *Efficiency*

- Tankless gas hot water heater
- Zoned 16 SEER Lennox air conditioning
- Radiant barrier roof decking
- Low E Vinyl windows
- Spray foam insulation in attic

#### *Entry*

- 5" hickory wood floors
- Julia Neill sconces up staircase & recessed lighting
- Expanded under stair storage closet
- Single crown molding

#### *Study/Guest Bedroom – 1<sup>st</sup> Floor – (15' x 13')*

- Custom built in bookcase, shelving, and desk
- Double pocket entry doors
- Custom drapes and plantation shutters
- 5" hickory wood floors
- Recessed lighting and pre-wired for ceiling fan
- Built in speakers
- Single crown molding and 6" base boards

#### *Ensuite Bath – 1<sup>st</sup> Floor – (12' x 9')*

- Oversized honed marble counter
- Expansive mirror with metallic wood trim
- Large walk-in closet with custom shelving
- Dual head, walk-in shower with dolomite surround, floor, and seat; includes hand mount shower head
- Kohler brushed nickel plumbing fixtures
- Custom plantation shutter for oval window
- 5" hickory wood floors
- Recessed lighting
- Single crown molding and 6" base boards

### *Kitchen – (16' x 13')*

- Mont blanc quartzite counters
- Benedettini cabinetry with upgraded brushed nickel hardware and custom cabinet pantry
- Bar nook with antique mirror wall and extra stemware cabinetry
- Expanded island with seamless mont blanc quartzite counter and under counter storage and shelving
- Two tone plaster wall and custom vent hood – 3 layers applied and painted by hand (Ross Designs)
- Stainless steel Sub-Zero Side-by-Side Refrigerator
- Stainless Steel Wolf Dual Fuel Range – 6 burners, griddle, and double ovens
- Stainless Steel Sub-Zero Wine Cooler
- Stainless Steel Wolf Microwave
- Bosch Built-in Dishwasher with paneled door
- Stainless Steel Zephyr Vent
- Single basin white porcelain apron sink with automated glass rinsing system
- Kohler brushed nickel plumbing fixtures
- Oversized kitchen window
- Custom drapes and motorized shades
- 5' hickory wood flooring
- Recessed lighting
- Double crown molding and 8" base boards
- Pantry closet with extra shelving

### *Dining Room – (17' x 12')*

- Custom drapes and motorized shades
- 5' hickory wood flooring
- Recessed lighting and Julia Neill chandelier
- Double crown molding and 8" base boards

### *Powder Room – (6' x 5')*

- Kohler vessel sink with Graff wall mount brushed nickel plumbing fixture
- Custom vanity cabinet with natural stone counter
- Designer wallpaper
- 5' hickory wood flooring
- Julia Neill sconces and recessed lighting
- Double crown molding and 8" base boards

### *Living Room – (16' x 14')*

- Limestone gas log fireplace with extra wide hearth
- 5' hickory wood flooring
- Recessed lighting and pre-wired for ceiling fan
- Art light by fireplace
- French doors to Veranda with roman shades
- TV mount above fireplace
- Floor outlets
- Double crown molding and 8" base boards

### *Veranda – (20' x 10')*

- Located on 2<sup>nd</sup> floor; No longer an option in any of the current new construction plans
- Custom built outdoor kitchen with stainless steel Coyote grill, cabinet, and drawers
- Dekton countertop
- Upgraded iron railing
- Mounted flat screen TV
- Recessed lighting and pre-wired for ceiling fan

### *Primary Bedroom – (15' x 13')*

- Two large walk-in closets with custom built-in mirrored storage cabinet, including drawers and shelving
- Custom drapes and motorized shades
- 5' hickory wood flooring
- Recessed lighting and pre-wired for ceiling fan
- Single crown molding and 6" baseboards

### *Primary Bath – (12' x 12')*

- Marble counters with dual sinks
- Oversized beveled mirror
- Water closet with wall cabinets
- Albert & Victoria free standing soaking tub with marble surround and plantation shutters
- Dual head, walk-in shower with marble surround, floor, and seat; includes hand mount shower head
- Brushed nickel plumbing fixtures
- 5' hickory wood flooring
- Recessed lighting and built-in speakers
- Single crown molding and 6" baseboards

*Guest Bedroom – 3<sup>rd</sup> Floor – (14' x 12')*

- Plantation shutters
- High end carpet flooring
- Recessed lighting and pre-wired for ceiling fan
- Single crown molding and 6" baseboards

*Ensuite Guest Bathroom – 3<sup>rd</sup> Floor – (9' x 7')*

- Honed marble counter with large metallic wood trim mirror
- Tub/shower combo with dolomite surround and bench
- Plantation shutters
- Tile flooring
- Kohler brushed nickel plumbing fixtures
- Recessed lighting
- Single crown molding
- Spacious closet with shelving

*Laundry Room – 3<sup>rd</sup> Floor – (6' x 5')*

- Upgraded tile flooring
- Built-in shelving
- Recessed lighting