

# HOME HIGHLIGHTS

## LUXURY FEATURES AND AMENITIES

### FIRST FLOOR

#### GENERAL

- Eighteen additional windows with remote-controlled shades bring in natural light to both the stairwell and the house.
- One of the many features of this home is its Central Vacuum System, which has vacuum ports that extend to every room in the house.
- On the 1st and 4th floors, sweeping ports are additionally installed, making it even more convenient to keep your home clean and tidy.

#### ELEVATOR

- The elevator has a lift capacity of 900 lbs, making it suitable for residential use.
- This is the largest Residential Elevator model available, providing ample space for people and cargo.
- Upgraded with several features including an inlaid patterned wood floor, antiqued mirror, handrails, and upgraded walls.
- The total package price for this elevator, including all the upgrades, was \$60,000.

#### FRONT DOOR

- The front door is made of African mahogany, a high-quality wood known for its durability and attractive grain pattern.
- Features an old-world speakeasy door and iron grille, which adds to its unique aesthetic.
- The door is embellished with a plinth block carved lion's head on top and lion's feet on bottom.

#### LIVING AND DINING ROOM

- Tumbled Mediterranean Scabos Travertine tile, laid in the French Versailles pattern.
- Walnut-stained Knotty Alder beams on the ceiling, and the living area are illuminated by three chandeliers.
- Custom lit cabinets serve as display area for collector's items, china, or showcasing valuables.
- The Brown Rainbow Granite counter serves as an expansive buffet feature.
- A locking bar cabinet with a glass and copper bar sink are located to the left of the fireplace, a beverage fridge located to the right.
- Stone, remote controlled, Heatilator fireplace with solid wood mantel.
- Glass Tri-fold pocket doors slide into the wall, creating a seamless transition between the indoor and outdoor living spaces.
- Hunter designed blinds on Tri-fold and French doors are remote controlled by hand or wall remote.

# FIRST FLOOR

## KITCHEN

- 8 ft. distressed island of Mascarello Granite has a triple bull-nosed edge.
- The surrounding kitchen countertops are Barbados Sand Granite.
- End double drawer in the island for dual trash and recycle bins. Adjacent cabinet doors can be used for bookshelves or storage containers.
- Across from viking range in the island are Rev-A-Shelf pot and pan organizer.
- Cabinet next to the Rev-A-Shelf in the island across from the range has a warmer.
- Cabinets under the breakfast bar opens for additional storage.
- To the left of the French oven is a cabinet with a pop-up mixer stand.
- Above the French oven and mixer stand are racks for baking sheets, frying pans, or trays, etc.
- Red Viking 6-burner gas stove with griddle and double ovens, Red Viking French oven, and double oven wall units.
- Hand-painted apron sink, dual Bosch dishwashers, Microwave above the drawer bank.
- Tall pull-out cabinets on either side of the hand-painted apron sink hold coffee cups on the left and spices on the right.
- Full sized ice-maker located underneath a Miele espresso machine.
- Cabinet-style, Subzero full refrigerator and freezer with an ice-maker.
- Backsplash is a hand-painted Italian tile depicting a Sicilian marketplace, pot filler appears to draw water from the well in the backsplash.
- Solid wood, 10 ft cabinets with top display shelf open to 12 ft ceiling height.

## WINE ROOM

- Custom wrought iron gate adorned with grapes and vines.
- Back-lit, custom, stained glass window depicting an Italian vineyard with poppies that bloom in the Spring.
- Antique brick groin ceiling comes to a point for a crystal chandelier.
- Dual controlled full wine refrigerator and under counter beverage and appetizer refrigerator.
- Large wine racks over wine fridge hold a dozen bottles per rack.
- Single-bottle wine storage for about 250 bottles has a lighted corking station in the center.
- Beside the wine fridge are lighted cabinets and wine glass holders.
- Brass miniature wine glasses and bottles makeup hardware.

# FIRST FLOOR EXTERIOR FEATURES

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## CABANA BATH

- Turquoise bubble tile covers main shower wall matching the tile squares on the shower floor.
- Pedestal sink.
- Built-in rack storage for pool towels. Hooks for bathing suits and pool toys.
- Direct access from the pool, deck, or summer kitchen without entering the home.
- Cabana bath doubles as second bathroom for first floor.

## WATER FEATURES, POOL, AND FIRST-FLOOR DECK

- Light-stream glass tiled heated pool with jets. (\$25,000 upgrade to a \$100,000 feature).
- Shooting fountain feature, and a separate area with bubblers.
- Stone and wood deck with pergola and a rectangular stone fire table.
- Two gas fire pots on stone columns. Waterfall feature with remote start flows over rock wall.
- Eagle statue is carved from a single marble block and found in and shipped from South Vietnam.

## GENERATOR

- 48KW Generac Generator with transfer switch runs on natural gas and powers the entire home.
- Automatically kicks on within 15 seconds of a power outage and turns off automatically when power is restored.
- Conducts a 15-minute test cycle once per week.
- The upgraded package cost \$29,500.

# SECOND FLOOR PRIMARY SUITE FLOOR

## GENERAL

- 8" baseboards and crown molding throughout.
- Plantation shutters throughout.

## PRIMARY SITTING ROOM

- Green onyx snack bar with glass tile backsplash and glass and gold sink.
- Microwave and under-counter refrigerator.
- Gas Heatilator remote-controlled fireplace with imported Verona Regal Marble Front (\$10,000 special order).
- Plantation shutters and window seats with storage.
- Crystal chandeliers.
- Hardwood flooring made of rubbed reclaimed barn wood.

## LAUNDRY ROOM

- Black and white marble-checked floors with black and white granite countertops.
- Apron sink with sprayer faucet.
- Spacious cabinetry with laundry-specific hardware. Under-counter and above counter storage.
- Extra outlets and countertop lighting are provided.
- Laundry connections for electric and gas. Extra connection for second washer or appliance (e.g. Cat Genie).

## PRIMARY STUDY

- Balcony with doors located off the study as well as the hall leading to the study.
- Mahogany ceiling, walls, desks, credenzas, bookshelves, and rolling ladder.
- Accent lighting showcases bookcase.
- Everything in the study is made of mahogany, flooring is reclaimed rubbed barn wood.
- Lower cabinets with file drawers. Upper cabinets with glass display doors, lighted display cabinetry.

## PRIMARY BEDROOM

- Double Knotty Alder bedroom doors.
- Lighted cove ceiling centers over the bed.
- Large handblown Venetian chandelier from Murano, Italy.
- Picture frame trim on an accent wall.
- Sconces on either side of the bed and bath entrances.
- Hook-up for television.

## ROOM OFF PRIMARY BEDROOM

- Window seats with storage.
- Balcony with double doors.
- Hook-ups for television located in both window seats.

# THIRD FLOOR GUEST SUITES

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## GENERAL

- The hallway is a U-shaped art gallery with track lighting.
- Large temperature-controlled storage closet with adjustable built-in shelving.
- Laundry center with full-sized stacking washer and dryer.
- Plantation shutters throughout the rooms on the floor.
- Rubbed reclaimed barn wood flooring throughout the hallway and guest suites.

## FIRST GUEST SUITE

- Gold with navy-blue accent wall, oversized closet with built-in chest-of-drawers.
- Black-and-white en-suite bathroom with basket weave tile flooring.
- Gold-framed mirror and intricate vanity specially ordered.
- Glass enclosure tub/shower combo.

## STUDIO APARTMENT / SECOND GUEST SUITE

- Built with a live-in Nanny, Housekeeper, or Companion in mind.
- Fully equipped kitchen with full-sized refrigerator, sink, range with oven, dishwasher, garbage disposal, and microwave.
- Custom-built queen-sized Murphy Bed with dining table, wardrobe, nightstands, and drawers built-in and television hook-up.
- Full bath en-suite with tub/shower combo.

## THIRD GUEST SUITE

- Gray and orange wainscoted accent wall.
- Built-in wardrobes and window seats with storage.
- Bedroom is staged, furniture is not to stay with the home.

## JACK-AND-JILL BATHROOM

- Shared between Third and Fourth Guest Suites, each bedroom has its own sink and toilet with a shared center shower.
- Built-in, lockable, cabinets with ample storage space for supplies.
- Laundry collection center collects laundry for the on-floor laundry center.

## FOURTH GUEST SUITE

- Red accent wall.
- French doors, opening to a Juliette balcony, overlooking the pool area.
- Large east-facing windows with a downtown view, Plantation shutters.

# FOURTH FLOOR ENTERTAINMENT

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## GENERAL

- Inverse-lighted glass dome.
- Half-bath on floor.
- Wood flooring throughout the floor.

## MULTI-USE ROOM, CITY ROOM

- Large picture window.
- French doors exit to the roof terrace.
- Built-in stained upper cabinets with glass doors and lockable lower cabinets.
- Space for a Television and an under-counter beverage center.
- The room could be used as a bar, music room, or anything the downtown view may inspire.

## ROOF TERRACE

- The terrace has a pergola with strung Edison lights, a ceiling fan, and drapes for privacy.
- Long granite bar for serving or barstools.
- Outdoor gas fireplace with granite hearth.
- Stone block flooring throughout the deck lies atop a drainage network, removing water through scuppers around the deck.
- A hand-painted mural of Positano, Italy painted by a Master Artist from Imago Dei for \$10,000.

## GAMEROOM

- This room could be a playroom, game room, or pre-movie concession area.
- Granite countertops with a Sink.
- Ice machine.
- Custom built pull-out candy drawer with dividers.
- Candy apple red retro custom-ordered refrigerator (\$7,700).

## MOVIE THEATER

- Two padded leather swinging theater doors with peep-hole windows.
- Eighteen thickly padded, rocking theater chairs with cupholders situated into three rows of seating.
- Brocade walls hide the theater's soundproofing.
- Italian sconces provide ambient lighting.
- Twinkle Starlight feature installed in the black and gold ceiling.
- 10 ft. Screen with projector and surround sound.
- This custom movie theater room was priced out at a cost of \$250,000 five years ago.
- Theater is controlled from an iPad.