

26005 Crown Ranch Blvd.

Features and Finishes

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Year Built: 2015

Square footage: 5,218

Lot size: 9.72 Acres/423,708 SqFt

4 bedrooms, private study, media room

4 full bathrooms/ 1 half bathrooms

3 car garage/ 2 car Porte-Cochere

- Fully custom designed floorplan
- Control 4 Home audio and automation control
- Video surveillance and full home alarm system
- 20KW full home generator (Generac). Natural gas powered. Last serviced 02/02/2023
- Water filtration system
- 2-acre lake (Average depth 22')
- Outdoor fire pit and shower
- Venetian plaster wall coverings throughout
- Custom wrought iron staircases
- Custom chandeliers and lighting
- Well to supply irrigation
- Aerobic septic system
- Thermal and sound insulation
- Tile roof with custom ridgeline caps
- Stucco and stone elevation
- Custom Solid Wood front double doors
- 8 ft Solid hardwood interior doors throughout
- Boutique courtyard featuring freshwater fountain
- Gated neighborhood entry

Kitchen

- Subzero refrigerator/freezer combo with custom alder wood panel detailing
- Wolf 48" 8-burner gas range featuring double oven combo.
- Pot filler above stove
- Custom venetian plaster range hood with reclaimed wood beam detail
- Double Islands clothed with storage options. Limestone countertops and custom alder cabinetry.
- Second Island featuring built-in subzero wine cooler
- Built-in microwave
- Custom wrought iron chandeliers
- Luxury Copper farmhouse sink
- Reclaimed wood columns framing the space.
- Built-in mini bar/ China storage area featuring limestone countertops and alder cabinetry
- Breakfast bar on second island
- Breakfast room with double doors exiting to outdoor entertaining
- Walk-in pantry with limestone counter tops
- Flowing functionality leading into living area and formal dining
- Speakers throughout
- Travertine flooring highlighted with custom brick detail
- Venetian plaster wall coverings including ceiling

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Formal Dining: (Adjacent to kitchen)

- Venetian plaster wall covering
- Accent stone wall with built-in candle niches
- Tongue and groove ceiling detail
- Oversized window overlooking front courtyard and serene landscape
- Custom window treatments
- Dual custom chandeliers

Main Living:

- Three sets of French double doors made from alder wood and glass paneling exiting to outdoor entertaining
- Soaring ceilings featuring vaulted reclaim wood beam detail and custom chandelier.
- Custom alder wood built-ins on both sides of gas log fireplace
- Views of striking grand entry featuring wrought iron staircase and balcony.

Primary Bedroom/ bathroom/ closet:

- Travertine flooring
- Additional flex space/sitting room/ workout room
- Custom chandelier
- Door exiting to outdoor entertaining space
- Bathroom features Dual sinks with custom alder built-in vanities.
- Separate shower with curved stone wall detail. Dual Kohler showerheads
- Stand-alone Kohler soaking tub featuring custom chandelier

- Speaker system throughout controlled by Control 4
- Over-sized walk-in closet featuring built-in storage options and vanity.
- Center Island with custom alder wood storage options

Formal Study:

- Door exiting to outdoor boutique courtyard.
- Custom window treatments
- Accent curved stone wall
- Solid hardwood floors
- Oversized arched window detail

Game room/Media Room:

- Built-in wet bar featuring sink and built-in refrigerator
- Custom alder cabinetry built-ins
- Fixed media projector and screen
- Solid hardwood flooring
- Wooden shutter window coverings
- Views overlooking serene backyard and lake

Mud room/side entry:

- Custom built in locker storage
- Built-in desk area with limestone countertops
- Travertine flooring featuring brick detailing
- Alluring functionality with door exiting to outdoor kitchen, garage, laundry room, powder bath and second staircase to the second floor
- Custom chandelier

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Laundry/Utility Room:

- Limestone countertops
- Endless built-in storage options.
- Second refrigerator/freezer space

3-Car Garage/ Porte- Cochere:

- 2 Car (extra depth) Porte-Cochere with ceiling fan
- Epoxy flooring
- Built-in storage closet for water softener/filtration
- Built-in "safe closet" reinforced with plywood for hurricanes and tornados
- Custom garage doors

Outdoor Entertaining/ Covered Loggia:

- Built-in outdoor kitchen framed with stone and limestone countertops
 - Wolf gas grill
 - built-in sink
 - Built-in subzero refrigerator
 - Built-in storage
- Speaker system controlled by Control4 Audio
- Tongue and groove ceiling detail
- Fireplace separating primary bedroom outdoor space from additional lounging space
- Custom brick floor detail
- Gas lanterns/ceiling fans
- Outdoor shower

THERMAL & SOUND INSULATION

- ALL Exterior Walls** (including exterior garage walls and demising wall between garage and conditioned living areas) – 2x wood stud cavity filled with Celbar Wall Spray (spray-applied cellulose insulation)
- Sound Insulation at ALL Interior Walls** – R-11 Kraft Faced Fiberglass Batts
- Sound Insulation under 2nd floor spaces** – R-30 Kraft Faced Fiberglass Batts
- Thermal Attic Walls**
- Attic Insulation** – 2-Layer System for a total R-value equal to R-49

Well House

- 8x11 ft with Metal roof and electrical

2-Acre Lake (average depth of 22')

- Airmax PondSeries aeration system with 6 aeration diffuser heads powered by 2 SilentAir RP Series Compressors and concealment cabinet.
- 2HP Well supplies water to pond and sprinkler system for landscaped areas (21 zone).
- Concrete boat ramp.
- Stocked with fish

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