

7330 Starry Night

LIKE VAN GOGH'S PAINTING, THIS HOUSE IS A ONE OF A KIND. MASTERPIECE

ENHANCEMENTS THAT ELEVATE



- 2021 new chandeliers in the dining room, breakfast area, and owner's retreat
- 2021 all new premium carpets with premium padding
- 2021 reconfigured 2 underutilized spaces in the back to a home gym and an office. All of the built ins were designed with elegance and function in mind, and were hand crafted on site with premium materials

- 2021 installed new under counter GE nugget ice maker in butler's pantry
- 2021 repainted the entire house except for the following places where we left the custom paint: primary bedroom, front study, and downstairs half bath
- 2021 Added or replaced plantation shutters to the entire front of the house



- 2021 Installed 2 under ceiling moving power TV brackets in covered sunken poolside bar
- 2021 Installed outdoor Episode speaker system: 8 in ground speakers pointed towards the pool, 2 speakers on the wall, and a subwoofer
- 2023 Two new water heaters
- 2021 Added automated shades to all of the windows in the back of the house. The shades are on a programmed timer but can also be controlled by a remote, Alexa voice command, or on the house wide Control 4 application.

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ENHANCEMENTS THAT ELEVATE

- 2021 installed Control 4 automated home control smart system that can control the following, and more: TV's, lighting, garage, security system, door locks, automatic shades, audio systems, Alexa, thermostat, cameras, or any in home smart device.



INSIDE



2 work areas for your stay at home work and study needs. The front study with a gorgeous chandelier, travertine floors, lush drapery, custom paint, and ample sunlight through the plantation shutters. And the hidden back office suite that was hand crafted on site with premium quality materials. Abundant storage, display areas, book shelves, and television to stay on top of the latest market news.

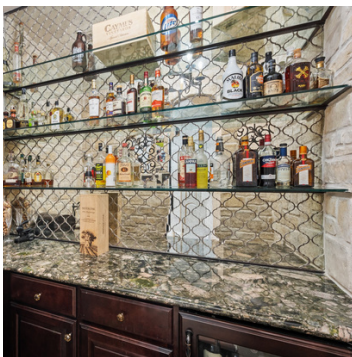


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INSIDE



- Hand crafted, made on site, custom front door and banisters
 - Designer paint mixed specially for this home
 - Luxury lighting throughout
 - Concealed mudroom in the kitchen
 - Plentiful built in storage in kitchen, utility room, game room, garage, storage shed, and large attic with wide walk space
 - Ornate full length mirror in the primary closet, with jewelry storage
- Hidden spice racks in the kitchen
 - Sonic ice maker in the butler's pantry
 - SOLID WOOD interior doors crafted onsite - great for noise reduction between rooms!
 - High end stainless steel appliances in the kitchen
 - Marble flooring in the foyer
 - Opulent granite countertops throughout the home



- Bar room with custom shelving, sink, and built in wine fridge
 - Built in intercom system for in home communication
 - Travertine flooring in main living areas downstairs
 - Conversation piece half bath with crocodile texture wall paint
 - Full cabana bath by the back door for your pool guests or post work out shower
- Premium carpet and padding throughout out. High end luxury carpet in the primary suite, back office, and media room. The media room carpet is called "Starry Night" because of the subtle sparkle in the obsidian background.
 - Media room furniture and most accessories stay
 - Oversized closets with built-ins in all 3 secondary bedrooms
 - Hidden storage closet behind the bookshelf of one of the secondary bedrooms
 - Mini play or storage area between 2 of the secondary bedrooms



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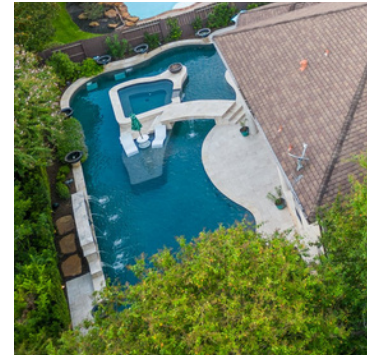
INSIDE



- Primary bath with a jacuzzi jetted tub and spa like shower. The Kohler digital control panel controls the multiples shower heads and settings, including steam.
- 5.1 surround sound in theater room
- Extra large walk in primary closet / dressing room with custom built-ins.
- In home speaker system indoors and outdoors

OUTSIDE

- Functioning lazy river that encircles the extra large spa in the middle of the pool
- Pentair pool equipment
- Travertine decking throughout
- HOA compliant storage shed
- Turfed grass area for kids and 4 legged family members
- Security system with multiple cameras covering the outside of the house



- Sunken poolside bar with 3 TV's, a fan, a sink, and a fridge
- Surround sound outside with 8 Episode in ground speakers, 2 wall speakers, and a subwoofer
- Main covered space with a TV, a sink, storage, a single burner, a grill, and a fire pit.
- Secondary covered space with a fan and a TV
- Two different tanning shelves and a bridge to the spa

- Fresh mulch, corner lot, 44 landscape lights on all 4 sides
- Landscaping, flower beds, and trees have given this home the curb appeal to win "Yard of the Month" in years prior
- Multiple pool water features and a fire bowl
- Japanese ewe around the backyard for an oasis aesthetic, privacy, and noise reduction. It can grow to be 40+ feet.
- Multi colored lights in the pool and in covered areas

