

Property Features and Improvements

11511 Lago Verde Drive

GENERAL:

- Designed and built by Westport Builders – Estate Custom Homes
- Composition roof 2020
- Stucco painted 2019
- Generac generator 2022
- Water softener 2021
- Tankless water heater 2022
- 3 Rheem HVAC Units 2021 – condensers, evaporative coils and furnaces
Includes: 4 Ton, 3.5 Ton and 2.5 Ton 16 SEER R-410A units
Warranty: 20 years heat exchanger, 10 years on compressor and parts, 5 years labor
- 3 Car Garage appx 933 sf area, extra landing area, large attic with drop down ladder, door access to back yard, 2 ceiling racks, built-in cabinetry for work space, storage, cubbies and shelving, remote and key pad access
- Interior and exterior camera surveillance system

GROUNDS:

- Mediterranean inspired elevation with stone and stucco facade
- over 700 sf covered patio areas with travertine pavers, wood burning fireplace with stone elevation, 2 wall mounted TV's, all weather "hidden tilt" shutters, 3 ceiling fans, pre-wired speakers
- Outdoor kitchen with travertine stone elevation and backsplash, granite countertops, stainless steel sink, grill, cabinets and drawers
- Expansive travertine decking with deck drains tied into underground drainage
- Watts custom pool with pebble tech sheen pool interior, 2 moss rock water falls, LED colored lights, autofill, overflow, 3 bench areas, travertine sun shelf, umbrella sleeve and volleyball anchors, center depth 5 feet, in-line chlorination, filtration and cleaning
- Heated Spa (gas) 18" raised inch travertine wall and travertine spillway, 8 jets, 2 returns, split level seating and LED colored lighting
- "Easytouch" pool and spa control system wireless control system
- Gazebo and walking path behind pool
- Gas firepit with travertine cap and split faced travertine veneer and deck drain in middle
- Backyard landscape lighting with sensors and remote control
- 1/3 Acre lot with lush landscaping, a variety of planter beds and rock accents
- Underground drainage system draining to street
- Automated Irrigation System for front and backyard coverage
- Fully fenced yard with 2 gates, back yard access on each side of home

FOYER:

- Double wood and glass door entry with arched transom
- 20' grand entry with elegant archways
- Italian marble flooring
- Recessed LED Lighting with dimmer switch control
- Distinctive crown molding
- Circular iron stair case with stained wood treads and handrail
- 2 custom chandeliers
- Round tray ceiling with backlit accent lighting

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FORMAL LIVING:

- Rich engineered wood flooring
- 20' Ceilings with distinctive tray ceiling and elegant archways
- Travertine feature wall
- Perfections gas log fire place with glass enclosure, cast stone surround
- Distinctive crown molding
- Designer chandelier and recessed lighting with dimmer switch control
- 2 Custom built-in arched cabinets
- Wall of windows overlooking pool with remote controlled custom shades
- Beautiful interior and exterior balcony views

FORMAL DINING:

- Stained wood flooring
- Custom chandelier with dimmer switch control
- Distinctive crown molding and elegant archways
- Stained wood wainscoting on all walls with mirror accent wall
- Dry Bar with mirror, glass shelving and wood cabinetry
- Windows overlooking front yard with custom rod and drapery
- Sound speaker

KITCHEN

- Built-In KitchenAid refrigerator/freezer with ice maker and water dispenser
- 36" gas range with statement wood panel vent hood
- KitchenAid stainless steel convection double oven and microwave
- KitchenAid stainless steel dishwasher
- Built-in trash can with matching cabinet facade
- Koehler brushed nickel faucet with sprayer and pot filler
- Drinking water filtration system and water fill at sink
- Black granite counter tops
- Breakfast bar seating for 6-8
- Stainless steel double sink with garbage disposal
- Benedettini custom cabinetry with under cabinet LED lighting
- Recessed LED Lighting, pendant lights over the Island, tray lighting above island
- Italian marble flooring and backsplash
- Walk-in pantry
- Sound speakers

INFORMAL LIVING and DINING:

- Italian marble flooring
- Recessed lighting and ceiling fan with dimmer switch control
- Wall of double paned low-e windows with custom wood "hidden tilt" shutters
- Built-in custom cabinetry
- Perfections gas log fire place with glass enclosure and cast stone surround
- Sound speakers and controls

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LAUNDRY ROOM:

- Refrigerator with ice maker and water dispenser
- Dedicated washer and dryer space with gas/electric outlets
- Upper and lower cabinets
- Durable laminate countertops
- Stainless steel single sink
- Italian marble flooring

PRIMARY BEDROOM

- Rich engineered wood flooring
- Distinctive tray ceiling and crown molding
- Recessed LED lights with dimmer switches and ceiling fan
- Sound speakers
- Wall of double paned low-e windows overlooking pool
- Custom wood “hidden tilt” shutters designer drapery and rod
- Access to backyard covered patio

PRIMARY ENSUITE:

- Italian marble flooring, shower walls, tub elevation and feature wall
- Extended vanity with granite countertop, under mount sinks and seating
- Kohler oil-rubbed bronze hardware
- Walk-In shower with frameless door
- Oversized jetted tub with LED color lighting and granite surround
- Triple mirror with designer light fixtures
- Recessed LED lighting with dimmer switches
- Architectural reverse tray ceiling with chandelier
- Distinctive crown molding
- Sound speakers
- Curved glass window wall with custom wood “hidden tilt” shutters
- Private water closet and built-in linen storage
- Huge walk-in closet with built in drawers, shelves, cabinets and mirrors

SECONDARY BEDROOMS and BATHROOMS

- Plush stain resistant carpeting
- Recessed LED lighting and/or ceiling fans
- Double paned low-e windows with custom wood “hidden tilt” shutters
- Large walk-in closets
- Distinctive crown molding
- Architectural tray ceilings
- Kohler plumbing fixtures and toilets
- Classic tile flooring
- Separate Shower in downstairs bathroom, Tub/Shower Combination in 2 upstairs bathrooms
- Access to pool from downstairs secondary bathroom

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OFFICE:

- Double glass door entry with glass transom
- 16' ceilings
- Stained Wood Flooring
- Distinctive tray ceiling
- Stained crown molding
- Recessed LED lighting and ceiling fan
- 5' high stained wood wainscoting on all walls
- Tall arched windows with stained wood "hidden tilt" shutters
- Square accent windows above arched windows

GAME ROOM:

- Plush stain resistant carpeting
- Recessed LED lighting and ceiling fans
- Distinctive crown molding
- Architectural tray ceiling
- Wall of double paned low-e windows with custom wood "hidden tilt" shutters
- Access to exterior balcony
- Sound Speakers

MEDIA ROOM:

- Double door entry from Game Room
- Plush stain resistant carpeting
- Recessed LED lighting
- Distinctive crown molding
- Decorative wall paneling accents
- Screen and projector
- Media closet with controls and shelves

CHILDREN'S COMPUTER LOFT and LIBRARY NOOK:

- Conveniently located at the top of stairwell landing
- Stained wood built-in desk and cabinets
- Under counter task lighting
- Nook area for additional seating or furnishings
- Painted built-in library shelving
- Recessed LED lighting
- Distinctive crown molding
- Stained wood flooring
- Square accent windows