

6 Grand Manor Court Feature List:

- 2 Full Primary Bedrooms Down
- All Bedrooms En-Suite
- Beautiful Plastered Walls downstairs and most of upstairs
- 1 Study Up, 1 Study Down
- Full House Generac Generator
- Elevator
- Whole House Water Softener/ Water filter
- Huge 60" Sub-Zero Custom refrigerator/freezer in Kitchen
- Coffee/Wine Bar in Primary Master with under counter sub-zero fridge
- Hydraulic Lift/Lowering on Entry Chandelier
- Hand scraped hardwoods in downstairs family and upstairs game room
- Custom Built cabinets in kitchen and throughout
- Built-In organization in both Primary bedroom closets
- Epoxy floored 3 car garage with tons of cabinets, work bench and 2 ceiling fans!
- Mirrored and carpet tiled exercise room on 2nd floor with flatscreen tv
- Hidden/Secret Room
- Zen/Meditation Room
- Bar downstairs ice maker and wine fridge
- Bar upstairs with microwave, fridge, ice maker and dishwasher
- Leviton Controlled Lighting
- Most of the home has Dimmable LED recessed lighting
- Quiet corner Cul-de-sac

- Custom Hand-scraped wood Double Front Doors with imported Italian Door-Knockers and entry set
- Beautiful Travertine Decking around pool and patio and front entry
- 4 Zoned AC/Heating Units
- 4-50 Gallon Hot Water Heaters
- Pool Refinished and new patio/deck installed in 2019
- Swim Jets in pool
- Viking Outdoor Grill with side burner and sink
- Serene views of Hole #2 Sweetwater CC Cypress Course
- Quiet, Elite Enclave of 7 homes on Grand Manor Ct.
- Imported Italian Marble columns and tub surround in Primary bath
- Motorized blinds upstairs and downstairs living areas
- 3 Mounted Flat Screen TVs to remain
- 2 Staircases
- 2 Pantries
- Balcony overlooking 2nd hole, Sweetwater Cypress Course
- A/C's 2015 American Standard
- Custom Landscaping and Lighting
- Massive Front Porch
- Tall custom doors throughout
- Viking 6 burner cooktop with griddle and warming drawer below
- Taj Mahal Quartzite Counters in Kitchen and downstairs bar

- Upstairs bar and gameroom counter Bronzo leather finish quartzite
- High-end custom light fixtures
- Mosquito system
- Outdoor speakers
- 6 outdoor gas lights
- Juliet Staircase with Brass Railing
- Crystal Chandelier in Formal Dining
- High-end door hardware
- Dacor Double Ovens, Microwave and Dishwasher
- All blinds have remotes
- Concrete Tile roof with recently added reinforced liner
- Ring system remains
- All Sonos equipment stays