



2761 San Nicolo Features

4 BR, 4.5 Bth, 3 Car | 4718 sqft | built 2016

Overview

- Custom, luxury finishes throughout
- All bedrooms have en suite bathrooms
- Oversized spaces including the closets
- Tons of storage throughout the home
- 3 car tandem garage
- No space in this home feels small. Even the half bathroom is oversized.
- Custom light fixtures throughout
- Custom plantation shutters on all windows

Pool

- 40 feet x 14 feet
- Depth 3 feet on both ends and 5 in middle
- 15,421 gallons
- Penny tile on sides
- Modern custom water feature
- Customized concrete decking
- Multiple LED light settings, patterns, colors etc.
- Heater AND chiller
- Chlorine

Patio and Backyard

- Oversized covered patio
- No grass in backyard
- Professionally landscaped w/ LED lighting and surround sound
- Gas connection available for outdoor grill w/ opportunity for future outdoor kitchen
- Outdoor hook up also includes plumbing and electric in addition to gas
- Inside of wood fences painted
- Back fence is brick
- No back neighbors
- Complete privacy

Additional Exterior

- Generac backup generator which can run the entire house and pool
- Spanish tile roof
- Sprinkler system
- Brick driveway
- French drain on both sides of the house

Kitchen

- Wolf double oven gas range w/ griddle
- Glass subway tile with herringbone pattern
- Quartzite countertop with live edge
- Large island with under mount sink
- Custom hardware on cabinet doors
- Butler's pantry

Living Areas

- Custom shiplap on fireplace w/ penny tile
- Custom wood pattern accent wall in the dining room
- Movie theatre room with included projector and screen
- Custom shiplap and shelf with riser for elevated seating in movie theatre room
- Oversized office with built in shelves
- Custom wet bar upstairs with wine cooler

Bathrooms

- His and hers vanities in the primary suite
- Primary shower with Chevron tile pattern and seat
- Separate shower and tub
- Marble countertops
- Custom concrete countertop, subway tile, and sink in half bathroom

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