

3502 Aberdeen Way

Notable Features + Amenities

Bedrooms: 4/5 | **Bathrooms:** 5/1

Square Feet: 6,292 | **Lot:** 8,621

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Highlights & Features

- AST Builders – www.astbuildersllc.com
- Designed by JD Bartell Designs
- Premium designer finishes including imported Italian tiles, Brazilian Walnut flooring, high-end light fixtures, plaster walls, quartzite, premium-grade quartz surfaces, modern linear air vents
- Elevator capable
- 11 ft ceilings down, 10 ft ceilings up & 8ft solid core doors
- Generous secondary bedrooms with private en-suite baths and large closets
- Magnificent windows allowing for brilliant natural light throughout

Entry

- Double iron and glass doors at entry
- Brazilian walnut flooring

Living Room

- Fireplace
- Brazilian walnut flooring
- Venetian plaster walls
- Large, almost floor-to-ceiling windows

Dining Room

- Brazilian walnut flooring
- Venetian plaster walls
- Large, almost floor-to-ceiling windows

Office or First Floor Bedroom

- Natural-wood finish built-ins
- Brazilian walnut flooring
- Double sliding glass pocket doors
- Full bath
- Large closet

Kitchen

- Italian Fulgor Milano Professional Series appliances: 30" double oven, 48" refrigerator, microwave, dishwasher and 5-burner gas cooktop

- Elegant Bianco Palmera Quartz countertops plus backsplash to ceiling
- Large waterfall gathering island with Perla Venata Quartzite slab
- DMX white farm sink with Riobel pull down faucet and disposal with air switch
- Soft-close cabinets and drawers
- Butler pantry with custom cabinetry, Bionco Palerma Quartz countertop with designer tile backsplash
- Under counter electrical outlets
- Elegant island lighting, up lighting and under counter lighting
- Huge pantry
- Knee hole desk in breakfast area
- Breakfast area

Family Room

- Quartz floor to ceiling fireplace surround
- Expansive 15 ft wall of windows with sliding doors

Wet Bar / Wine Room

- Large bar with sink and KitchenAid ice maker
- Elegant white slab counter
- Backsplash tile to ceiling
- Cabinets with glass shelves and interior lighting
- Wine room with glass enclosure and custom wine rack with special in wall insulation for temperature control.

Primary Retreat

- Spacious cathedral ceiling bedroom with Brazilian Walnut flooring
- Beverage center with custom cabinetry, counter tops and up lighting
 - **Primary Expansive Closet**
 - Tons of built in organization
 - Glass door purse cabinet with lighting
 - Built in chest of drawers
 - Large island with storage
 - Windows for natural light
 - **Primary Lavish Bath**
 - Terosona porcelain tile flooring with honed finish
 - Elegant floor-to-ceiling 4 x 4 Terosona porcelain tile with

polished finish

- Double under mount sink with White Elegant slab
- Free standing tub with crystal chandelier and floor faucet
- Vanity desk
- Custom built LED mirrors
- Oversized shower with floor-to-ceiling glass enclosure featuring rain shower, handheld, and wall shower

Utility Room(s) and Mud Room

- Downstairs full utility room/mud room off breakfast room and garage includes mudroom hooks, sink, washer/dryer connections, under cabinet lighting and coral Mystic Quartz countertop
- Upstairs full utility room includes sink, washer/dryer connections, custom cabinetry and under cabinet lighting plus Coral Mystic Quartz countertop

Exterior

- Brick with smear finish
 - **Patio**
 - Summer kitchen with countertop, sink, Coyote high end BBQ grill, beverage refrigerator
 - Large, covered patio with lighting and ceiling fan
 - Speaker system
 - TV connection

Energy Features

- Vinyl clad framed windows with double pane
- Insulated low emissivity glass
- Three energy efficient Trane A/C units
- Environmentally friendly R419 refrigerant
- R-15 batt insulation in exterior walls with DOW
- R-22 batt insulation in sloped ceilings
- R-38 blown insulation in flat ceilings
- Cost efficient gas hear, water heater and kitchen cook-top

Functional

- Tankless water heaters
- Spray foam insulation under and in attic
- PEX supply pipes
- Wire for security system and cameras
- Speaker system throughout
- Top of the line Phylrich, Toto, DXY plumbing package

Other

- Warranty information available upon request
- Braeswood Place HOA – www.braeswoodplace.org



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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