

5402 China Doll Court

Stately 4 Bedroom / 3 Full and 2 Half Bath

Twin Lakes

THE ENTRY

- Double glass doors are bespoke design, manufactured of Belgian glass
- Large entry mirror
- Travertine flooring commences at entry and completes the total first floor area with a seamless finish (including main staircase)

THE STAIRCASES

- Main staircase: custom rebuilt as floating curved staircase without risers using travertine throughout, with bronze spindles, black decorative forged metal inserts and stained handrail
- Rear staircase in oak flooring (to match the oak flooring of first floor games room), with landing area and matching spindle finish and stained handrail to match the main staircase

STUDY/OFFICE

- 2nd powder room incorporated with barn-style door access
- built-in bookcase and cabinets

PRIMARY RETREAT

- Located on first floor, with rear view of lake and pool and direct access to tiled rear patio
- Large bespoke walk in closet/dressing area with soft-closing drawers, pull down clothes racks, extra shelving for shoes, and mini-bar area, with fridge, microwave and coffee-maker
- Ensuite has:
 - dual sink areas in Calacatta gold marble in raised countertops
 - window ledges in Calacatta gold marble
 - extra-wide shower bench in Calacatta gold
 - marble tiles used throughout as feature wall in bath area and in the oversized travertine-walled shower area (with rain shower head and body sprays)
 - moen shower fittings with rain shower head and body spray system
 - slipper bath
 - comfort height Swiss Madison toilet
 - travertine flooring

5402 China Doll Court

Stately 4 Bedroom / 3 Full and 2 Half Bath

Twin Lakes

KITCHEN, FAMILY ROOM and ADJACENT LAUNDRY ROOM

- travertine flooring
- bespoke kitchen with raised countertops
- two GE stainless steel dishwashers
- two GE stainless steel ovens and additional GE Profile stainless steel microwave and convection oven (under bench)
- Samsung 4-door counter depth, stainless steel Flex refrigerator with family hub (wifi) and water/ice dispenser, water filter
- GE Café gas 5 burner island stove top
- double stainless steel sinks
- all drawers are soft-closing, including slide out utensil drawer and spice drawer
- large under-island storage cabinets
- 11' long granite island with vegetable sink also housing insinkerator
- marble backsplash and granite counter tops
- large integrated coffee cupboard with storage
- large integrated food pantry, with multi-sized drawers
- eat-in kitchen area with bay window overlooking lake, and family room
- family room with electronic gas log fireplace, featuring a marble surround (matching kitchen backsplash) and travertine hearth area
- laundry room with sink and capability for extra refrigerator with direct water access for water/ice dispensers

FORMAL LOUNGE ROOM & DINING with BAR

- formal lounge open to second floor and dining room, both sharing large black travertine paneled hearths (not tiles) with electronic gas log fireplace open on both sides
- large mirror over fireplace informal lounge
- both areas serviced by bespoke, custom-built bar. Marble countertop, rectangular stainless steel sink for ice. 2 under bar drink fridges and ice-maker
- both rooms look onto rear garden with lakeview

5402 China Doll Court

Stately 4 Bedroom / 3 Full and 2 Half Bath

Twin Lakes

GAMES ROOM

- solid oak flooring emerging seamlessly from rear staircase
- ¾ size billiard room recently newly felted
- Wood burning fireplace with gas fitted
- three large windows overlooking rear garden into the pond area
- area overlooks the formal lounge room

JACK & JILL BATHROOM (First Floor)

- 2 marble countertops (Calacatta gold) with travertine backsplashes
- bath/shower area travertine tiled
- bath/shower Moen fittings
- Kohler highline toilet
- 3 closets

THIRD BATHROOM (First Floor)

- large quartz countertop (Calacatta gold) with travertine backsplash
- Kohler highline toilet
- closet

3 BEDROOMS (First Floor)

- 2 large bedrooms with walk in closet
- 1 extra-large bedroom 2 walk-in closets

TRIPLE GARAGE

- extra large garage space with wide step up area on three sides, with internal entry adjacent to kitchen
- 2 new garage door systems installed (Builder Series Lift Motor with new belt rails and springs), April 2024. One year warranty on parts and accessories, 5 year warranty on chain drive rail, 15 year warranty on belt rail drive, and 10 year warranty on motor and gearbox

5402 China Doll Court

Stately 4 Bedroom / 3 Full and 2 Half Bath

Twin Lakes

POOL

- freeform pool with spa, retiled and renovated with pool finish resurfaced (colored pebble) and tile & coping (travertine) installed in 2018
- sand filter (2023)
- no pool heater

ADDITIONAL

- 3 aircon units:
 - 1 x 5 ton Interlink unit (2019)
 - 1 x 5 ton Goodman unit (installed late April 2024) purchaser able to have 10 year warranty, if recorded within six months of installation
 - 1 x 3 ton Goodman (installed late April 2024) purchaser able to have 10 year warranty, if recorded within six months of installation
 - aircon and 3 heating systems all serviced and updated in April 2024
- tankless hot water system servicing whole house (no hot water tanks) installed in 2018
- 2 powder rooms on first floor with travertine floors, raised counters and comfort height Swiss Madison toilets. Second powder room located inside study/office area
- most rooms with fans have matching modern wood fans with lights and remotes, with crystal style light fans that have retracting blades on closure in primary bathroom and family room
- uniform and neutral paint colors used throughout home
- roof installed 2011 with inspection check completed in April 2024
- double-pane windows installed in 2006
- monitored alarm system (Alert 360) with keyless entry at front door and garage-side door
- garden remulched in April 2024, and regularly maintained (weekly Spring through Fall)
- custom outdoor Christmas lights and wreaths (installed by Perfect Lights), can be sold to purchasers for new purchaser contract for Perfect Lights installation. See accompanying picture:

5402 China Doll Court

Stately 4 Bedroom / 3 Full and 2 Half Bath

Twin Lakes

