

# Amenities & Specs – 5603 Doliver Drive

Built by Allan Edwards Builder  
Exterior masonry privacy wall w/ enclosed grassy lawn  
Lighting – Circa throughout  
Flooring – wide planked White Oak hardwoods throughout  
Roof - Standing seam metal roof

Steel Windows - Quaker  
Sliding Doors – Western Pacific  
Bathroom Fixtures – California Faucets throughout  
Exterior – stone & stucco  
Automated System – Lighting at this point with capabilities to add other systems  
Swimming Pool & Spa by Sweetwater Pools

## Library/Formal Living – 15' x 15'

- Stained coffered ceilings
- Dual sided fireplace
- Rift-sawn white oak paneling
- Dramatic floating stone hearth
- Recessed LED lighting
- White Oak flooring

## Dining Room – 18' x 13'

- Rift-sawn white oak paneling – accent
- Circa lighting chandelier
- Floor to ceiling windows
- Built-in speakers
- Recessed LED lighting
- White Oak flooring

## Family Room – 28' x 18'

- Dual sided fireplace
- Dramatic floating stone hearth
- Treated metallic paneling above fireplace
- Dramatic stone countered bank of cabinets – along entire back wall
- Polished chrome pulls for cabinets
- Polished chrome sink and fixtures
- Sliding fully recessed doors – Western Pacific
- Built-in speakers
- Recessed LED lighting
- White Oak flooring

## Kitchen – 24'x 16'

- Fridge – Subzero 30" stainless steel refrigerator
- Freezer – Subzero 30" stainless steel freezer
- Range – Wolf 48" 6 burner stainless steel w/ double oven & griddle
- Oven – 3<sup>rd</sup> Wolf 30" Stainless steel wall oven
- Microwave – Wolf drawer style microwave
- Dishwasher – Bosch stainless steel
- Home Refinements Julien basin
- Faucets – polished chrome

- Abundance of cabinets painted white
- Polished chrome pulls
- Soft close cabinets and drawers
- Huge island with stained accent and cabinets
- Quartzite counters
- Entire wall of Quartzite accent & backsplash
- Recessed LED lighting
- White Oak flooring

## Catering Kitchen & Butlers Pantry – 10' x 6'

- Dishwasher – Bosch Stainless
- Faucets – polished chrome
- Walk-In Pantry with shelving
- Shiplap style solid core doors

## Flex / 5<sup>th</sup> Bedroom with full bath– 18' x 16'

- Direct access to pool and outdoor kitchen
- Full Bath En-Suite – Huge walk-in shower
- Stone counters and tile surround
- Satin Pewter fixtures and pulls
- Toto toilet
- Built-in speakers
- Recessed LED lighting
- Shiplap style solid core doors
- White Oak flooring

## Home Office- 12' x 7'

- Extensive upper and lower cabinets
- Quartzite counters
- Polished chrome pulls
- Contemporary tile flooring
- Shiplap style solid core doors
- Recessed LED lighting

## Mud Room – 15' x 12'

- Extensive upper and lower cabinets
- Quartzite counters
- Polished chrome basin & fixtures
- Polished chrome pulls
- Contemporary tile flooring

- Shiplap style solid core doors
- Recessed LED lighting

### **Elevator Shaft/Storage Closet**

- Levels 1-2
- Shiplap style solid core door

### **Guest Bath - Downstairs**

- Floating basin with stone counters
- Handcrafted Venetian plaster
- Satin brass fixtures
- Toto commode
- Circa sconce lighting
- Contemporary tile flooring
- Custom designed stone accent wall

### **Primary Suite w/ Balcony – 20' x 15'**

- Two Primary Suite Closets
- Wardrobe designed closets
- 2 Packing Stations
- Quartzite counters
- Circa overhead light
- Built-in speakers
- Shiplap style solid core doors

### **Primary Bath – 22' x 10'**

- Dual shower head behind glass surround – California Faucets
- Soaking Tub behind glass – BainUltra
- Slatted Acoustical panel accents above vanities
- Quartzite stone counters
- Shiplap style solid core doors
- Toto commode
- Polished chrome basin & fixtures

### **Bedroom 2 – 15' x 14'**

- Walk-In Closet w/ built-ins
- Full bath w/ walk-in shower
- Quartzite bathroom counters
- Toto commode
- Recessed LED lighting
- Circa overhead light
- Shiplap style solid core doors
- White oak flooring

### **Bedroom 3 – 17' x 15'**

- Walk-In Closet w/ built-ins
- Full bath w/ tub/shower
- Quartzite counters
- Toto commode

- Shiplap style solid core doors
- Recessed LED lighting
- Circa overhead light
- White Oak flooring

### **Bedroom 4 – 15' x 14'**

- Walk-In Closet w/ built-ins
- Full bath w/ walk-in shower
- Quartzite Counters
- Toto commode
- Shiplap style solid core doors
- Recessed LED lighting
- Circa overhead light
- White oak flooring

### **Guest Bath - Upstairs**

- Quartzite stone counters
- Satin bronze fixtures
- Toto commode
- Circa sconce lighting
- Contemporary tile flooring
- Shiplap style solid core doors
- Circa sconce lighting

### **Media Room – 16' x16'**

- Built-in speakers
- Recessed wall for media installations
- Built-in pocket doors
- White oak flooring

### **Game Room – 18' x 18'**

- Beverage cooler – Zyper
- Built-in speakers
- Built-in pocket doors
- Recessed wall for media installations
- White oak flooring

### **Utility Room – 12' x 9'**

- Franke stainless sink
- Polished chrome fixtures
- Contemporary tile flooring
- Glazed tile walls
- Polished chrome pulls
- Abundance of cabinets & hanging rack
- Shiplap style solid core doors

### **Outdoor Kitchen**

- Built-In stainless console & grill – 36" Series 7 w/ Rotisserie & Stainless basin
- Two spacious seating & dining areas