

# *Features and Custom Upgrades*

*17122 Ashley Woods*  *Champion Woods Estates*

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## *Entry - Living Room*

- ❖ 21 Foot Ceiling
- ❖ Crema Marfil 4' x 4' tile floors
- ❖ Custom wrought iron railing on circular stairs and catwalk
- ❖ Floor to ceiling windows looking out to the pool
- ❖ Crystal Chandelier imported from Italy
- ❖ Dome above chandelier with cove lighting and sparkles
- ❖ Double arched Cantera Doors with custom paint finish

## *Dining Room*

- ❖ Dual crystal chandeliers from Italy in recessed faux painted ceiling
- ❖ Crema Marfil 4' x 4' tile floors
- ❖ Two crystal sconces framing recessed wall
- ❖ Custom wood finishes with a decorative painted finish
- ❖ Painted Trim that Sparkles

## *Kitchen - Breakfast - Family Room - Bar*

- ❖ Venetian plaster with a silver luster fire glaze on walls and ceiling
- ❖ Sparkling quartzite tile floors 31" x 31"
- ❖ Heat and Glo gas log fireplace with cast stone fireplace
- ❖ Large island with Quartzite countertop
- ❖ Bosch Dishwasher
- ❖ Thermador Microwave
- ❖ Glass front cabinets with tile back splash with patina finish and sparkle trim
- ❖ Custom designed handles on cabinetry
- ❖ Large Walk in Pantry through glass front door with space for refrigerator.
- ❖ Wolf 6-Burner Gas Range with Grill plus steam oven
- ❖ Under cabinet lighting and lighting inside upper cabinets
- ❖ Modern Glass chandelier
- ❖ Built-in Sub-Zero Refrigerator

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## *Kitchen - Breakfast - Family Room (Con't)*

- ❖ Pot Filler
- ❖ A vast amount of Counter space & Backsplash in Quartzite
- ❖ A large Stainless Farmhouse single basin sink with Stainless Pull down faucet
- ❖ Custom Cabinets with furniture legs and exquisite designer moldings
- ❖ Pool bath off the family room with same Venetian Plaster
- ❖ Pub style Mahogany Bar with custom cabinets, floor to ceiling wood paneling, glass shelving, Quartzite Countertop with stainless sink, cabinet lighting and scrolled moldings
- ❖ Large 16-ft Serving Bar with Quartzite Counters. Custom wood Corbels in a Satin Silver finish
- ❖ A stunning crystal chandelier set inside a custom wood rotunda sits above the breakfast table with amazing views of the backyard through butted glass

## *Laundry Room*

- ❖ Measures 13' x 7'
- ❖ Long counter space with sink
- ❖ Loads of cabinets Carrara Marble Counters
- ❖ Pull down rack for drying
- ❖ Central Vacuum throughout the house
- ❖ Side Entrance opens to driveway with easy access to the kitchen

## *Office & Theatre Room*

- ❖ 12 x 12 office with two corner windows
- ❖ Rich mahogany wood panel walls
- ❖ Glass shelving with custom cabinetry
- ❖ Theatre room 16 x 11 wired for surround sound
- ❖ Ceiling fan and lighted shelves
- ❖ Separate Elegant hallway that leads from Office & Theatre Room to Primary Suite

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## *Primary Suite & Bathroom*

- ❖ Master bedroom 18'3" x 18'3"
- ❖ Venetian plaster in the ceiling of the master, sparkles with Cove lighting
- ❖ Crystal Chandelier from Paris
- ❖ Sitting area 16'3" by 8'4" with fireplace w/ glass rocks & 10 settings of colors
- ❖ Sitting area with Quartzite tile floors
- ❖ Carved marble mantle in the master bedroom
- ❖ Bathtub and mantle carved marble from Italy
- ❖ Sconces in the hallway to the master bedroom
- ❖ Master bath is 17',7" by 15'2" with sparkling quartz counters
- ❖ Shower wall quartz w/ two sets of body sprays, handheld sprayer and two showerheads
- ❖ Arched ceiling with cove lighting and sparkles
- ❖ Rain forest showerhead
- ❖ Two columns surrounding each sink and vanity with sparkling hardware handles
- ❖ Venetian plaster on the ceiling and on the doors in the walls
- ❖ Massive Master closet 24'8" by 9'5" with glass front cabinets and drawers
- ❖ New cedar lined Sauna with bench containing rocks heated by electricity

## *Secondary Bedrooms & Bathrooms*

- ❖ Bedroom at the top of the stairs with travertine floor in bathroom
- ❖ Mosaic sink and Crema Marfil surface countertops.
- ❖ Crema Marfil marble shower with herringbone decor.
- ❖ Body sprays and rain showerhead plus regular showerhead.
- ❖ Middle bedroom has marble counter and matching shower
- ❖ Third bedroom with workout equipment with ensuite bath. Quartzite counters & Unique Tile
- ❖ Fifth bedroom up is the Media room used as another bedroom with no closet but is wired for surround sound.
- ❖ All showers have frameless shower doors
- ❖ All Bedrooms have large walk in closets
- ❖ Wood flooring on lanai and catwalk

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## *Covered Patio*

- ❖ Covered patio 38' x 11' with Noce Travertine tile floor
- ❖ Three custom Ceiling fans plus misting ceiling fans
- ❖ Bead board ceiling
- ❖ Natural gas a water connection for future outdoor kitchen
- ❖ Wired for surround sound and TVs

## *Exterior & Other features*

- ❖ Home is wired for surround sound
- ❖ Second floor Catwalk is 27' x 6'
- ❖ Exterior soffits have outlets for Christmas Lights
- ❖ Stamped brick patterned concrete driveway 199 ft long
- ❖ Exterior Soffits have down lighting & Electric outlets
- ❖ Tile roof
- ❖ Home is wired for 27 cameras
- ❖ Three-zoned HVAC system
- ❖ 4 Tankless Water Heaters
- ❖ Stunning California Pool with PebbleTec finish and lush lighted waterfall wall
- ❖ Foam insulation for high energy efficiency
- ❖ Stone Moldings encasing windows
- ❖ Custom Stamped Paved Stone Walkways
- ❖ Stone Spiraled Columns
- ❖ Coach Lamp Lighting
- ❖ Several French Door accents
- ❖ Travertine Pool Decking in a French pattern