



SARA KIRILLOV
realtor

4703 WARING PREMIUM AMENITIES

HIGHLIGHTS

- 5,632 SF & 761 SF Covered Patios
- 5 Bedrooms with Full Ensuite Bathrooms, plus...
- Home Office with Custom Cabinetry Built Ins
- Game room with Vaulted Ceilings, Projector Wiring & Wet Bar (or use as 6th bedroom)
- White Oak Custom Cabinetry & Vanities
- European White Oak Hardwood Flooring Imported from Spain
- Premier Countertops: Marble with Gold Flakes and Quartz, Quartzite Countertops
- 3 Car Garage (672 SF)
- 11' ceilings 1st Floor, 10' ceilings 2nd Floor and Vaulted Ceilings
- Brizo & Moen Plumbing Fixtures Throughout
- 2024 Construction
- Elevator Capable

KITCHEN AMENITIES & APPLIANCES

- 20+ ft Vaulted Ceiling with Custom White Oak Beams
- Massive 11' Long & 5' Wide Slab Mont Blanc Quartzite Island, Backsplash and Countertops
- Fisher & Paykel 48" Smart Gas Range with 8 Burners and 2 Ovens
- Illuminating Range Control Computer with Glowing Lights, Recipes and Wifi
- Fisher & Paykel Refrigerator with Built-In Water Dispenser/Filter + Freezer
- White Oak Refrigerator Paneling & Iron Glass Display
- Fisher & Paykel Dishwasher
- Hands-Free Motion Sensor Moen Faucet
- Zephyr Monsoon 47" Hood Vent with Remote
- Discrete Microwave Drawer
- Separate Butlers Pantry with Wet Bar, Mont Blanc Countertops, White Oak Shelving
- 36" Fireclay Sink with Work Station Accessories & Disposal
- 10+ ft Hanging Arhaus Light Fixtures Over Island
- Built On-Site White Oak Cabinetry and Expansive Storage

INTERIOR

- 16 ft Long Fully Custom Pocket Door and 10' Tall
- 6' x 10' Custom Iron Pivot Front Door
- 2 Additional 10 ft Tall Custom Iron Doors to Courtyard & Office
- Custom Iron & Glass Floating Staircase and Floating Bridge
- Seamless Brick Flows From Outside to Inside
- Enormous Custom 7x8 FT RAM Windows & Low-E Throughout
- 8' Long/Extra Wide European White Oak Engineered Wood
- 24"x48" Oversized Limestone Style Tile
- Open Floor Plan
- Contemporary Gas Fireplace with Reeded Tile
- Custom Reeded Built-Ins on Either Side of Fireplace with
- 10 ft Wine Display, Lockable & Glass Enclosed
- Premier Top Knobs Designer Hardware Throughout
- Designer Light Fixtures Throughout
- Extra Tall Baseboards with Built-In Electrical Plugs



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EXTERIOR

- Oversized Salt Water Heated Pool with Spa & Large Tanning/Lounge Shelf
- Covered 400 SF Lanai with 36" Built-In Gas BBQ and Green Egg Smoker Platform
- Oversized 72" Integrated LED Lanai Ceiling Fan with Light and Remote
- Additional Gas Courtyard Fire Pit with Turf & Pavers
- Full Sprinkler System Front and Back with Wifi Control
- Fully Fenced Front & Back Landscaping including Magnolias, Jasmine, Hydrangea & Plumeria
- 3-Car Garage
- Electric Vehicle (EV) Plug Installed
- Designer Contemporary Exterior Linear Lighting (Front & Back)
- Fully Brick & Siding, Absolutely NO Stucco
- 18' Extra Wide Garage Door with Smart MyQ Wifi Opener
- French Drains with Gutters plus Roof Gutters for Efficient Drainage

PRIMARY SUITE LUXURIES

- Soaring Vaulted Ceilings with Custom White Oak Beams
- Custom Remote-Controlled Window Treatments
- Double Sinks & 11+ Ft Long Vanity
- Unique Marble Countertops with Gold Flakes
- Brizo Champagne Gold Fixtures Throughout
- Separate Shower with His & Her Sides plus Rainfall Shower Head
- Frameless Shower Glass Enclosure
- Largest Possible Custom Mirror
- One-of-a-kind Handmade Glass-Blown Hanging Light Fixtures
- Carrera Marble Flooring & Dolomite/Mother of Pearl Shower Flooring
- His & Her Double Oversized Walk-In Closet with Custom Shelving, Built ins & Rev-A-Shelf Storage Solution
- Hidden Laundry Hamper Slides from Primary to Laundry Room

OTHER PERKS

- Electric Vehicle Charge in Garage
- Two 50-Gallon Water Heaters
- 3-Zone HVAC System (2.5 & 3.5 Ton)
- 3 Smart EcoBee Programmable Digital Wifi Thermostats
- Ceiling Fans in Every Bedroom plus Remote Controls
- Active Security System and Wired For Additional Cameras
- Ring Camera Front Door Bell
- Pre-Wired Speaker/Entertainment Center Throughout (Both Floors)