

## 22 Commanders Pt

### Whole House:

- 1)Water softener system
- 2)All AC newly served and updated 2024.2 New unites 2016, 1 new compressor 2021, 2 new coil 2023, 1 new outside unit 2024
- 3)ADT Home security system owned. Commercial control panels, extensive sensors and motion detectors throughout the house.
- 4)Exterior Security camera system owned (4 exterior)
- 5)Original roof w/50yrs warranty. Insurance inspected after Harvey, in good condition.
- 6)All new smoke detectors 2022
- 7)Energy saving appliances throughout the house, double penal windows, window screen shades (take down storage in garage)
- 8)Custom designed and installed landscaping sprinkler system
- 9)Strong, polished, extra large size granite floor throughout first floor except closet, 2nd bedroom and bathrooms. Custom designed floor layouts, special marble/granite transition pieces between each room
- 10)Custom designed and made wrought iron railing and hardwood handrail for both front and back stairs. Solid oak step floor.
- 11)Special ordered Toto toilet in all bathroom.
- 12)Extensive low voltage wires throughout the house inside and out.
- 13)Whole house flash mount speakers, include wall control. Covers all common area, indoor and out. Including entry, living, dinning, kitchen, Master bed and bath, 1st floor bedroom, game room, hallway, office, patio, Balcony.
- 14)2X50 Gallon Rheem Water Heaters. (Sep 2015 & June 2021)
- 15)Fresh interior wall paint 2023
- 16)New paint cabinet/built-in: chef kitchen, Living room. New paint touch up all interior build-in 2023
- 17)New custom carpet 2023:All bedrooms and closet upstairs
- 18>window screens/shade saved in garage

### Entry:

- 1.Custom made Mahogany double door and frame
- 2.Custom order marble floor medallion
- 3.Special architecture design rotunda combined western infinity, fengshui concept and music hall sound effects
- 4.Roman style columns and arches design
- 5.Extra high ceiling throughout entry and living area.
- 6.Custom ordered crystal chandelier

- 7.Updated wall sconces 2023
- 8.Special design arches for art collection display
- 9.Auto light on large entry closet

#### F. Living

- 1.Custom ordered stone fire place mantel
- 2.Gas logged fireplace
- 3.Extra large double panel windows for million dollar views of golf course, pool, sunrise and moon rise.
- 4.3M highest grade privacy window tint
- 5.Strong, polished, extra large size granite floor with black diamond inserts. Custom designed floor layouts, special marble/granite transition pieces between rooms.
- 6.High ceiling arches designs

#### F. Dining

- 1.Arched double panel windows for beautiful front yard view.
- 2.Strong, polished, extra large size granite floor with black diamond inserts. Custom designed floor layouts, special marble/granite transition pieces between rooms.
- 3.Custom contemporary glassware chandelier and wall sconces

#### Powder Room

- 1.Special ordered Carrara directly imported from Italy throughout wall and floor. Custom layout and installed
- 2.Custom contemporary glassware wall sconces

#### Master Bedroom

- 1.Polished granite floor with custom designed layouts. Special marble/granite transition pieces/designs between rooms.
- 2.Extra large sitting area for golf and backyard views.
- 3.Private door to backyard and private patio.
- 4.Sitting bench with storage overlook golf course.
- 5.Custom made drapery
- 6.Rise ceiling with custom light feature design and special ordered fan w/light

## Master Bath

- 1.Special ordered Semi precious gemstone onyx through out. White onyx floor, shower, lady onyx for all countertop and jacuzzi
- 2.Jet and Air Dual system jacuzzi. Special ordered Couple sized. Auto clean.
- 3.Shower with floor to ceiling semi precious gemstone onyx, double showers with holders plus a rain shower. Extra large sitting area. No glass penal to clean
- 4.Two extra large built-in linen and laundry cabinets with cider wood lining drawers
- 5.Separate makeup dressing table
- 6.Extra large arched mirrors
- 7.Special designed frosted bay windows for privacy and natural light
- 8.Extra large closet for Her and Him. Efficient layout and built-in design
- 9.Closets with cider wood lining drawers and large fur/coat wardrobe.
- 10.Special order updated carpet installed 2018

## Family

- 1.Polished granite floor with custom designed layouts. Special marble/granite transition pieces/designs between rooms.
- 2.Custom Entertainment built in. Hide TV stand and wires for entertainment equipments. Extra design for wires and speaker system. Fresh painted 2023
- 3.Rise ceiling with custom light feature design and special ordered fan w/light
- 4.Extra large double penal windows for golf and pool views
- 5.Open floor design for main kitchen and breakfast area

## Main Kitchen

- 1.Double island design each with separate sink. Extra large size and layout great for entertaining
- 2.Special order and custom made countertop directly from Brazil.
- 3.New installed updated backsplash 2023
- 4.New installed updated glass pendants 2023
- 5.High end Thermador Separately Unit of Fridge and Freezer, double oven, signature range top, warming drawer and Microwave.
- 6.Bosch dish washer (2017)
- 7.Custom designed and made cherrywood cabinets and hood design.
- 8.Unique cabinets design to meet gourmet chef's needs, special storage for mixer, bakery, cutting boards, spices, tools and appliances.
- 9.Planning area with extra seat and built in. Special glass shelves design for collections.

## Breakfast

- 1.Extra large double penal windows for golf and pool views, enjoy sunrise from morning and moon rise at night
- 2.Custom silk drapery with blackout backing

## Chef's Kitchen

- 1.Special ordered counter top and cabinets for durable and style
- 2.Viking professional gas range top (2015)
- 3.Custom designed lower counter height for easy working on chopping and cooking in kitchen
- 4.Special ordered hood for best venting result.
- 5.Granite counter top and backsplash panels.
- 6.TV and low voltage wired
- 7.Under cabinet water purifier system

## Pantry

- 1.Extra large storage, enough to add wine cellar
- 2.Efficient storage shelves, cabinets and drawers.

## Bedroom #2

- 1.Wood floor throughout
- 2.Double sliding door closets
- 3.Large double penal windows enjoy golf and backyard view
- 4.Large bath with Shower place. Custom marble counter top. Ceramic tiles floor.  
Special wood wall penal

## Back Hall

- 1.Extra large built-ins with seating and storage for both entry from garage and backyard.
- 2.Granite floor with custom design and layout
- 3.Large broom and cleaning built-in and storage shelve
- 4.Custom designed large shoe closet, holds hundreds of shoes, close to back entry

## Laundry

1. Granite floor and counter top
2. Custom designed cabinets for extra storage
3. Extra deep laundry sink
4. Laundry chute design for second floor needs, and extra laundry cabinets for organize
5. Whirlpool double side refrigerator included

## Gameroom

1. Floor plug for electronic device or special game consoles
2. Extensive built-in storage and seats for big gatherings
3. Separate pool/game table and seating area
4. Extra low-voltage wiring for entertaining center set up
5. Laundry chute to the first floor laundry room

## Secondary Gameroom/craft room

1. Extra large size, L-shaped for better storage for kids' toys, playground, or crafts area.
2. Centered room for low voltage, Wi-Fi and security system.
3. Built-in shelve for storage

## Kids Playroom/castle

1. Special design for kids friendly play
2. Double both sides swing doors, wooden stairs and loft with peaking window
3. Easily convert into wine cabinet, storage or closet.

## Theater

1. All equipment included, speaker and systems, screen, projector and more on shelves.
2. All theater leather reclined seats included
3. Built-in bar design for microwave, water dispenser and more storage.
4. Built-in shelves on both sides for equipment and storage
5. Extensive low-voltage wiring
6. Custom theater carpet

## Bedroom #3

- 1.New custom carpet
- 2.Fantastic golf course view with large windows
- 3.Large work-in closet with drawers and shelves
- 4.Full bath with one piece shower wall systems and bath tub. Granite counter top. Large Built-in linen storage. Toto toilet

#### Bedroom #4 & #5

- 1.New custom carpet
- 2.large windows
- 3.Build-in shelves for storage
- 4.Large work-in closet with drawers and shelves
- 5.Hollywood bath with one piece shower wall systems and bath tub. Large Built-in linen storage. Granite counter top. Toto toilet

#### Bedroom #6

- 1.New custom carpet
- 2.Front view with large windows and arched top
- 3.Build-in room cabinet for storage
- 4.Large work-in closet with drawers and shelves
- 5.Beth with one piece shower wall systems and bath tub. XL Large Built-in vanity with seating area. Granite counter top. Toto toilet

#### Hall/Gallery

- 1.Special Architecture design for art display along the hall way.
- 2.Custom designed light fixtures

#### Home Office/Library

- 1.Extensive Custom designed and made cherry wood book shelves & cabinets
- 2.Floor plugs for desk needs
- 3.Special light fixture for built-ins.
- 4.Large windows with arches
- 5.Hidden door leads to secret room, design for storage and emergency hidden
- 6.Hidden door leads to bonus extra large storage room, about 700 +- sq ft. Floor deck finished. Two double-pane windows ready. Only needs Sheetrock to finish.

## Garage

- 1.4 car garages
- 2.Two jointed garages for extra long vehicle
- 3.Custom built in for tools and storage needs
- 4.garage door system for extra security

## Patio

- 1.Extra large for family & entertaining
- 2.Close by to gas meter in order to set up summer kitchen
- 3.New and updated outdoor fans & lights installed 2023
- 4.Natural slate tile throughout patio and around pool

## Balcony

- 1.Custom designed iron work
- 2.Unbeatable double hole golf course view
- 3.Privacy wood landing area views
- 4.Extra large size for family and entertaining

## Backyard and Front yard

- 1.Prime lot in whole Sienna. Overlook #1 and #10 TWO golf holes, almost not viewing any neighbors across the court, extra privacy with small woods set back. Never have any concern nor issue about golf ball hitting the property
- 2.Extra large Roman style Ozone pool. Jacuzzi with gas heater.
- 3.Custom designed landscaping and sprinkler system
- 4.Large palms, special flowers, trees, fruits and herbs all through.
- 5.Circular drive at front. Extra parking in front of garage
- 6.Gated and very private subdivision
- 7.Outstanding neighbors. Professional and famed stars in town.