

# FEATURES & DETAILS

7287 sq ft | 16,193 lot | 6 bedrooms | 6.5 bathrooms

## EXTERIOR FEATURES

- Premier waterfront lot with expansive lake views
- Private gated enclave of Lago Verde Estates
- Mediterranean architecture
- Stone & stucco elevation
- Tile roof with corbel attributes
- Arched details & Tuscan inspired Turret
- Paving stone driveway & circular guest drive
- Custom garage doors
- Stone portico entrance with grand iron doors
- Outdoor loggias overlooking the lake
- Upper verandas overlooking the lake
- Lagoon-style pool with integrated spa
- Resort inspired pool water features & waterwall
- Summer kitchen with full wrap around stone bar
- Fully equipped cooking station
- Multiple outdoor fireplaces
- Expansive outdoor living spaces
- Natural stone travertine courtyard
- Lush resort-style backyard
- Automated outdoor lighting system
- Wrought iron fencing
- Fully automated sprinkler system
- In-wall pest control tube system, accessible from exterior
- Mosquito misting system
- Home automation system

## INTERIOR FEATURES

- Architectural grandeur & old-world elegance
- Luxury finishes, custom millwork & design
- Stunning ceiling details & Venetian finish walls
- Graceful architectural arches
- Grand front iron doors with iron inlay transom window
- Foyer features sweeping staircase with wood balustrade & custom ironwork, towering ceilings & elegant chandeliers
- Expansive windows & abundance of natural light
- Formal & informal spaces
- Lofty entertaining areas
- Wine grotto & cocktail bars
- Epicurean kitchen with luxe & functional elements
- Immense family room with lake views
- Theater room (downstairs)
- Game room with entertainer's bar, guest bath & veranda overlooking the lake (upstairs)
- Stately library/study with custom paneled walls
- Luxurious primary suite & spa bath, custom closet
- Graciously sized secondary bedroom suites
- Designated fitness room
- Pool bath with shower
- Hardwood flooring, luxury wood flooring, natural stone travertine & marble flooring
- Dual staircases
- Expansive laundry room with custom cabinetry, counter space,, utility sink, storage closet, rack for hanging, extra fridge/freezer space
- Mudroom with custom built-in storage
- Central vacuum system
- Automated window system
- Lighting control system
- Home automation system
- Pre-wired security system
- Tankless water heaters
- High-Efficiency HVAC systems with digital thermostats

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## POOL - SPA - SUMMER KITCHEN FEATURES

- Lagoon-style pool with integrated spa
- Resort inspired amenities, fire bowls, tanning deck, water features, natural stone coping & decking
- Waterwall feature for ambience & privacy
- Summer kitchen with full wrap around stone bar, ample seating, gas grill, double burner cooking station & fridge
- Expansive outdoor spaces for entertaining & relaxation
- Natural stone travertine courtyard
- Automated pool system

## MAIN COMPONENTS

- HVAC systems: 3 units, 5-ton, 17 SEER, Trane XR
- Water heaters: 2 units, tankless
- Roof: tile
- Pool & Spa (serviced weekly)
- Mosquito Misting System
- Pest Control Tube System
- Central Vacuum System
- Home Automation System

## UPDATES - IMPROVEMENTS

### 2025

- Pool motor & pool tank - new

### 2024

- Tile roof - reinforced & repaired
- Tankless water heater - 1 new
- Front iron doors - refinished to new condition

### 2023

- Renovations & improvements to interior
- PAINT: interior walls, doors, trim, all secondary bedrooms & bathrooms, cabinets in kitchen-pantries, cabinets in some bathrooms
- FLOORING: luxury wood flooring added in kitchen, family room, primary bedroom, all secondary bedrooms, some bathrooms (removed all carpet except theater room), all travertine & marble flooring polished
- KITCHEN: all cabinets painted & custom antique wash, backsplash, pendant lights
- FAMILY ROOM: complete custom redesign of fireplace wall, full porcelain slabs, electric fireplace with heat, open shelving with stacked stone back wall & substantial wood shelves with accent lighting
- BATHROOMS: updates & renovations done (primary bath: bidet toilet) (bath 2: quartz counters, plumbing fixtures, hardware, bidet toilet) (bath 3: plumbing fixtures, bidet toilet) (bath 4: quartz counters, painted cabinets, flooring, bidet toilet, plumbing fixtures, redesigned shower with new tile, frameless glass door, barrel cove ceiling) (bath 5: painted cabinets, flooring, plumbing fixtures, bidet toilet) (bath 6-pool bath: painted cabinets, quartz counters, plumbing fixtures, bidet toilet)
- CLOSETS: custom redesigned closets in bedrooms 3 & 4
- Minka fans added in family room, some bedrooms
- New pathway added on side of property, for access to pool equipment, AC units, & runs from backdoor to left fence gate

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**Foyer**

- Architectural grandeur & old-world elegance
- Towering ceilings & stunning details
- Graceful architectural arches
- Grand front iron doors with iron inlay transom window
- Sweeping staircase with wood balustrade, custom ironwork & mezzanine balcony
- Elegant chandeliers
- Marble floors
- Luxury finishes

**Formal Great Room - 22 x 15**

- Grand setting with wonderful scale
- 30 ft, triple-layered, tray ceilings
- Massive carved stone fireplace
- Seamless butted glass bay windows overlooking the lake
- Marble floors
- Stunning Italian crystal chandelier

**Formal Dining Room - 16 x 14**

- Baroque round stone Cantera columns
- Open area to accommodate for entertaining
- Grand picture windows overlooking the lake
- Architectural arches & niche alcove
- Tray ceilings
- Marble floors
- Italian crystal chandelier

**Cocktail Bar-Butler's Bar**

- Connected to dining area for seamless entertaining
- Custom cabinetry with glass panel doors & accent lighting
- Granite counters
- Hammered copper sink
- Beverage fridge & ice maker

**Wine Grotto Bar**

- Alcove wine bar
- Custom designed cabinetry offering wine storage, stemware storage, display space, counter ledge
- Wine fridge for optimum temperature control

**Entertainer's Bar - game room**

- Full curved bar designed for entertaining & seating
- Custom cabinetry with glass panel doors & accent lighting for display
- Exotic granite counters
- Hammered copper sink, bespoke lighting & hardware
- Bar fridge with ice maker
- Large walk-in pantry closet

**Kitchen - 17 x 16**

- Epicurean kitchen with luxe & functional elements
- Old-World details & custom finishes
- High-end professional grade stainless appliances include: gas range with griddle, dual convection ovens, dishwasher, microwave & 47" built-in refrigerator
- Expansive curved island with ample bar seating
- Center island with prep sink
- Custom cabinetry with built-in amenities, pull-outs & soft-close drawers & cabinets
- Custom range hood with architectural enhancements
- Abundance of counter space & cabinet storage
- Leathered, exotic granite countertops
- Stainless farmhouse sink, double basin
- Utility walk-in pantry with cabinetry, storage, shelving, counter space, coffee bar & built-in microwave
- Serving/Catering pantry for entertaining & storage
- Accent cabinet lighting, new pendant lights
- Newly painted, custom finish on cabinets, new backsplash
- New luxury wood flooring
- Views of the pool & lake
- Open to family room & breakfast area

**Serving Pantry-Butler's Pantry**

- Custom cabinetry, ample storage, quartz counters, desk seating & accent cabinet lighting
- Complete redesign of area
- Accessible to kitchen for entertaining convenience

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## **Breakfast Area - 13 x 31**

- Picture windows overlooking lake & pool
- Full glass panel door to backyard, loggia & pool
- Large windows with expansive back views
- New luxury wood flooring
- Open to kitchen & family room

## **Library-Study - 15 x 13**

- Stately & impressive
- Custom wood paneled walls with detailed millwork
- Rich wood tones
- Luxurious marble fireplace
- Private, locking door access
- Large picture window & full glass panel door with access to loggia, courtyard & pool
- Hardwood flooring
- Wood beamed tray ceiling

## **Family Room - 24 x 18**

- Immense room for family gatherings
- Luxury details & finishes
- Walls of windows with incredible lake views & abundance of natural light
- Newly redesigned with triple slab porcelain wall, fireplace, recessed shelving with stacked stone back & substantial wood shelves
- New luxury wood flooring
- Wood beamed ceiling, Minka fan
- Open to kitchen & accessible to back staircase

## **Theater Room - 21 x 15 (downstairs)**

- Designed for a cinematic experience
- Custom millwork in rich wood tones - cabinetry, column details, media storage
- Tiered riser platform for optimal cinematic viewing
- Cove tray ceilings
- Ambient lighting
- Luxurious carpet

## **Primary Suite - 24 x 16**

- Private vestibule entrance
- Grand & luxurious
- Coved barrel ceilings
- Walls in illustrious faux finish
- Large picture windows with serene lake views
- Full glass panel door offering private access to loggia, courtyard & pool
- Automated lighting system
- Luxury wood flooring
- Crystal chandeliers

## **Primary Bathroom - 22 x 18**

- Lavish spa bath
- Double French door entry
- Groin vault ceilings & luxury Venetian finish walls
- Roman soaking tub
- Sizeable walk-in spa shower with stone surround, seating, dual shower system with rainfall shower heads & hand shower connection
- Custom cabinetry & exotic granite countertops
- Separate vanities with sinks & custom mosaic tile bordered mirrors
- Luxury fixtures & finishes
- Designated cabinets for linen & toiletry storage
- New bidet toilet
- Natural stone travertine flooring

## **Primary Closet - 16 x 15**

- Custom designed boutique closet
- Luxurious amenities, built-in dressers, adjustable shelving, pull-downs for upper hanging rods
- His & Hers sides with separate built-ins
- Liberty safe (included)

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**Bedroom Suite 2 - 17 x 14 (downstairs)**

- Grand bedroom suite
- Tray ceilings
- Large picture windows & full glass panel door that offer access to the private terrace
- Custom walk-in closet with built-in amenities
- Newly painted
- New luxury wood flooring
- En-suite bathroom

**Bathroom 2 - en-suite**

- Custom cabinetry & linen storage cabinets
- New quartz countertops
- New plumbing fixtures & hardware
- New bidet toilet
- Walk-in shower with travertine stone surround
- Newly painted
- Natural stone travertine flooring
- En-suite in bedroom 2

**Bedroom Suite 3 - 18 x 13 (upstairs)**

- Second primary suite
- Private wing with private vestibule entrance
- Full glass panel doors to private veranda overlooking the lake & pool
- Tray ceilings
- Newly painted
- New luxury wood flooring
- En-suite bathroom

**Bathroom 3 - en-suite**

- Luxury laden details & finishes
- Custom cabinetry, linen storage cabinet
- Spacious vanity area with exotic granite countertops
- Large walk-in shower with seating & rain shower head
- New fixtures
- New bidet toilet
- Custom, redesigned boutique close with built-ins & luxury amenities
- En-suite in bedroom 3

**Bedroom Suite 4 - 16 x 13 (upstairs)**

- Spacious bedroom suite
- Private veranda overlooking the lake
- Triple, full glass panel doors to veranda
- Tray ceilings
- Newly painted
- New Minka fan
- New luxury wood flooring
- Custom walk-in closet with luxury built-in amenities
- En-suite bathroom

**Bathroom 4 - en-suite**

- Custom cabinetry
- New quartz countertops
- Luxury finishes & details
- New plumbing fixtures & hardware
- Redesigned shower with frameless glass door, dual shower system with rainfall shower head & hand shower connection, tile surround, seating, barrel coved ceiling
- New bidet toilet
- Newly painted
- Natural stone travertine flooring
- En-suite in bedroom 4

**Bedroom Suite 5 - 17 x 12 (upstairs)**

- Spacious bedroom suite
- Large windows overlooking the lake
- Tray ceilings
- Newly painted
- New Minka fan
- New luxury wood flooring
- En-suite bathroom

**Bathroom 5 - en-suite**

- Custom cabinetry with linen storage
- Spacious vanity area with exotic granite counters
- Luxury finishes & details
- New plumbing fixtures & hardware
- Walk-in shower with frameless glass door, tile surround
- New bidet toilet
- Newly painted
- Natural luxury wood flooring
- Custom walk-in closet with luxury built-in amenities
- En-suite in bedroom 5

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**Bedroom 6 - 16 x 15 (upstairs)**

- Spacious bedroom
- Adapted to be designated fitness room
- Mirrored wall
- Large windows offer abundance of natural light
- Large walk-in closet
- Newly painted
- New luxury wood flooring

**Powder Bath (upstairs)**

- Adjacent to game room
- Luxury details & finishes
- Custom cabinetry
- Exotic granite countertops
- Illustrious wall finish
- New fixtures
- Natural stone travertine flooring

**Pool Bath (downstairs)**

- Adjacent to family room & back staircase
- Luxury details & functional design
- Shower with stone tile surround & mosaic tile accents
- Custom cabinetry
- Linen storage cabinets for pool towels
- New quartz countertops
- Vessel sink
- New bidet toilet
- Full glass panel door to pool & backyard

**Game Room - 24 x 17 (upstairs)**

- Curated for entertaining
- Custom cabinetry
- Walls adorned with custom millwork in rich wood tones
- Built-in alcoves
- Designated wall for TV & media storage
- Large picture windows with incredible lake views
- Stacked tray ceilings
- Hardwood flooring
- Private veranda overlooking the lake & pool
- Billiards table (available) & mounted cue rack (available)
- **ENTERTAINER'S BAR:** curved design for seating, custom cabinetry with glass panel doors & accent lighting for display, exotic granite countertops, hammered copper sink, bespoke lighting & hardware, bar fridge with ice maker, large walk-in pantry closet

**Laundry Room - 8 x 7**

- Expansive space with abundance of storage
- Custom cabinetry & ample counter space
- Built-in surround for washer & dryer
- Utility sink
- Storage closet
- Rack for hanging
- Space for fridge/freezer
- Natural stone travertine flooring

**Mud Room-Hall**

- Adjacent to laundry room, doors to garages & back door
- Custom built-in cabinetry with storage & organization

**Garages - Driveway - Attic**

- Total 4-car garage
- Separate 2-car garages, both with door to inside home
- Custom wood garage doors
- Oversized garages
- Epoxy flooring
- Storage in each garage
- Paving stone driveway & circular drive
- Multiple attic accesses-walk-ins & pull-down
- Floored attic for storage

**Verandas - Terraces**

- Private verandas that offer tranquil lake views
- Veranda in game room, upstairs, overlooking lake & pool
- Veranda in bedroom 4, private, upstairs, overlooking lake
- Veranda in bedroom 3, private, upstairs, overlooking lake & pool
- Terrace in bedroom 2, private, downstairs

**Loggias**

- Loggias that blend indoor-outdoor living seamlessly, creating beautiful places to relax & entertain
- Expansive living spaces, travertine stone flooring, wood plank ceilings, fireplaces, beautiful views
- Loggia from primary suite & library, downstairs, fireplace, access to courtyard & pool
- Loggias from family room & kitchen, access to courtyard, pool & Summer kitchen





11418 LAGO VERDE DR | LAGO VERDE ESTATES  
Lakes of Bella Terra

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private gated enclave on the lake

