

2306 Sierra Madre

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[Floor Plan – 2nd Floor & Game Room/Sauna Over Garage](#)

ENTRY AND FOYER

Automatic double iron entry gate with intercom
Fenced professionally landscaped grounds with mature oaks, tall palms, flowering shrubs, planting beds, automatic sprinkler system and landscape lighting
Wide wrap-around front porch supported by turned-wood columns, with stained-wood beadboard ceiling and ceiling fans
Diagonally set 12+x 12+slate tile flooring at entryway
Dual wall-mounted coachman's lanterns
Tall stained-wood glass entry door with beveled glass panels, brass hardware, and dual beveled glass sidelights

FOYER – 10' X 20' 8"

Tall ceiling (11q10+)
Multi-piece carved ornamental crown molding with antiqued and gilded acanthus leaf motif
Coat closet with hanging bar, overhead shelf and jamb light
Wallpaper
Decorative ceiling mounted designer light fixture
Recessed lighting
Wide plank hardwood floor with extended height (9+) baseboards with ornamental carvings
Hallway to Master Suite
Arched opening to Family Room with block-paneled casings, fingermold pilasters,

antiqued and gilded ornamental millwork, and center keystone

Arched opening to Dining Room with block-paneled casing, fingermold pilasters, antiqued and gilded ornamental millwork, and center keystone

Arched opening to Living Room with block-paneled casing, fingermold pilasters, antiqued and gilded ornamental millwork, and center keystone

POWDER

Gold-tone sink set into carved marble counter with furniture cabinet vanity below with drawers and storage
Decorative vanity mirror
Wall-mounted vanity lights
Ceiling mounted contemporary cut-glass chandelier with fabric chain cover
Multi-piece crown molding
Wallpaper
Wide plank hardwood floor with extended height (9+) baseboards and triple edging

LIVING ROOM – 10' 2" X 14' 6"

Multi-piece carved ornamental crown molding with antiqued and gilded acanthus leaf motif
Wallpaper
Recessed lighting
Recessed halogen art lighting
Tall (5q2+) windows

Wide plank hardwood floor with extended height (9+) baseboards with ornamental carvings

DINING ROOM - 34' 2" X 15'

Twin multi-tiered ironwork hanging light fixtures with alabastered glass globes on dimmer
Stained wood French doors with full length glass panel insert open onto front wrap-around porch
Tall (5q2+) windows
Multi-piece carved ornamental crown molding with antiqued and gilded acanthus leaf motif
Recessed lighting
Recessed directional art lighting
Ceiling mounted speakers
Wallpaper
Wide plank hardwood floor with extended height (9q) baseboards with ornamental carving
Cased opening to Butler's Pantry

BUTLER'S PANTRY

Upper wood cabinets with seeded glass faces, under-cabinet lighting, adjustable shelves, and top-of-cabinet display space
Slab granite buffet server with drawers and cabinets below
Wall with tall built-in with cabinets, adjustable shelves, and top of cabinet display space
Under-counter wide drawers (for placemat & linen storage)
Hand-plastered walls

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Ceiling mounted ironwork candelabra chandelier
Recessed lighting
Crown molding
Wide plank hardwood floor
Cased opening to Kitchen Hallway

Kitchen Hallway

Stacked-stone accent walls
Chair rail over block-paneled wainscoting with antiqued edges
Twin ceiling mounted ironwork and glass hanging light fixtures
Crown molding
Recessed lighting
Walk-in Pantry with decorative scrolled ironwork door, eight wrap-around shelves and jamb light
Stairway to 2nd level with hardwood treads and wall-mounted iron handrail
Walk-in storage closet with built-in shelving and space for fridge/freezer
Multi-sized stone tile floor with chiseled edges
Cased opening to Family Room
Exit door to side porch
Cased opening to Kitchen
Door to Utility Room & Pool/Kitchen Bath

UTILITY ROOM – 11' 9" X 10'

Space for full size washer and dryer
Cabinets over washer and dryer
Wall with slab granite counter with drawers and cabinets below

2 tiers of upper level cabinets with under-cabinet lighting and under-cabinet power strips
Large under-mounted soaking sink with single lever fixture with retractable sprayer head set into granite counter with diagonally set stone tile backsplash with stone tile mosaic trim
Window with plantation shutters over sink
Drip dry hanging bar
Hand-plastered walls
Ceiling mounted fluorescent lighting
Multi-sized stone tile floor with chiseled edges and carved baseboards
Louvered door to Pool / Kitchen Bath

POOL / KITCHEN BATH

Pedestal sink with oiled bronze fixtures
Wall mounted vanity lighting
Shower with stone tile surround accented with glazed tile decorative border trim, glass enclosure and glass door
Wallpaper
Recessed lighting
Multi-sized stone tile floor with chiseled edges and carved baseboards
Bathroom Hallway contains HVAC closet, Closet for Rheem tankless hot water heater and exit door, with full length glass panel insert, to pool and pool terrace

KITCHEN – 17' 7" X 16' 8"

Wood cabinets with adjustable shelves, under-cabinet lighting and under-cabinet power strips

Two tiers of cabinetry; upper level cabs have faces of seeded glass
Custom cabinetry features include: deep pan drawers, wide drawers, under-counter pull-out shelves, self-closing mechanism on drawers, dual spice drawer pull-outs at range and built-in bookshelf in island
Slab granite counters with ogee edging and diagonally set stone tile backsplash with inlaid mosaic stone tile accent border
Hammered copper artisan apron sink with oiled bronze fixtures with sprayer head, soap/lotion dispenser; and disposal
Island with slab granite counter with carved and ogee edging, hammered copper artisan apron vegetable sinks with oiled bronze fixtures with sprayer head, soap/lotion dispenser and disposal
Built-in KitchenAid stainless steel French door refrigerator with pull-out bottom freezer drawer
Themador 6-burner gas range with griddle and double ovens, one with bake/broil/roast convection capabilities
Vent hood/light with ornamental cabinet façade and carved corbels with antiqued accents
Oiled bronze pot filler behind ranger
Decorative stone tile vignette on backsplash behind range with metallic accent tile and mosaic stone tile border
Under-counter KitchenAid stainless steel self-cleaning oven with bake/broil/roast capabilities
Under-counter Sharp stainless steel microwave in island

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KitchenAid stainless steel warming drawer in island
Two under-counter KitchenAid stainless steel pull-out dishwashing drawers in island
Under-counter KitchenAid stainless steel trash compactor in island
Decorative ironwork hanging light fixture over island with two-sided clock and alabastered globe lights
Peninsula with slab granite top, service bar, and breakfast bar seating
KitchenAid stainless steel dishwasher
Crown molding
Recessed lighting
Barrel-vaulted stained wood beadboard ceiling with open-work wood trusses
Multi-sized stone tile floor with chiseled edges
Open to Family Room
Open to Breakfast Room

BREAKFAST ROOM – 11' 7" X 20' 8"

Semi-circular room overlooking pool and terrace
Tall windows with plantation shutters
2nd tier accent window and recessed display shelves
Decorative ironwork candelabra chandelier
Hand-plastered walls
Stained wood door, with full length glass panel insert, to rear terrace and pool
Barrel-vaulted stained wood beadboard ceiling with open-work wood trusses
Multi-sized stone tile floor with chiseled edges

FAMILY ROOM – 18' 10" X 29' 4"

Gas log fireplace with elevated hearth and elaborately carved mantel and surround with antiqued gilt edging and acanthus leaf motif
Adjustable halogen art lighting focused over mantel
Wall mounted Sharp flat screen TV
Recessed lighting
Crown molding
Two ceiling fans
Staircase with hardwood treads, dual turned-wood twisted balustrades, hardwood banisters, block-paneled stairwell, and block paneled newel posts with antiqued gilt edging
Hand-plastered walls
Recessed alcove bordered by tall windows with upper level glass transoms and plantation shutters
Slab granite pass-thru service counter with bar seating
Multi-sized stone tile floor with chiseled edges

MASTER SUITE

HALLWAY TO MASTER SUITE FROM FOYER

Wall of 2-tiered built-ins with marble counter, upper level cabinets with adjustable shelves, under-cabinet lighting and glass faces with beveled edges; and cabinet storage below
Wall with tall built-in with upper level adjustable shelves and cabinet storage below
Walk-in storage closet
Hand-plastered walls

Recessed lighting
Wide plank hardwood floor with extended height (9+) baseboards with ornamental carving
Paneled door with beveled glass insert panels to Master Suite Vestibule

MASTER BEDROOM – 24' 8" X 25' 5"

Vestibule entry with wallpaper, recessed lighting, crown molding and wide plank hardwood floor with extended height baseboards & triple edges
Gas log fireplace with marble hearth and stained-wood carved surround
Wall-mounted Sharp TV over mantel
Recessed alcove bordered by tall windows with plantation shutters, and ceiling level accent windows
Wall of tall arched windows with plantation shutters overlooking rear terrace and pool
Two story (21q) stained-wood beadboard ceiling with open-work wood trusses and ceiling level accent windows
Two ceiling fans
Hand-plastered walls
Multi-piece crown molding
Wide plank hardwood floor with extended height baseboards & triple edges
Glass exit door with plantation shutters to rear terrace & pool
Glass exit door and fixed window sidelight, with plantation shutters, to side covered porch

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MASTER BATH

Vestibule entry with wallpaper, decorative ironwork & glass chandelier, crown molding and wide plank hardwood floor with extended height baseboards & triple edges
Two separate sinks, each with oiled bronze fixtures set into marble tile counters with drawers and cabinets below; vanity mirrors framed with marble tile borders; and mirror mounted light sconces
Vanity with knee space
Decorative ironwork & glass chandelier
Window with plantation shutters
Steam shower with marble tile surround, bench seat, window, ceiling mounted rainfall showerhead, wall-mounted showerhead, tub spigot and rimless glass door
Corner alcove for jetted tub set in elevated marble enclosure
Two windows with plantation shutters over tub
Separately enclosed water closet with bidet and commode
Multi-piece crown molding
Wall mounted Sharp flat screen TV
Recessed lighting
Wallpaper
Diagonally set 12+x 12+marble tile floor

TWO WALK-IN MASTER CLOSETS

Closet 1- 16q5+x 7q2± Built-in chest of (15) drawers, with upper level adjustable

shelves; double and single hanging bars; ceiling level pull down bars, slanted-shelf shoe tower with 9 shelves; built-in with 2 tiers of upper level cabinets with beveled glass faces, and cabinet storage below; tall cabinet; fluorescent lighting; diagonally set 12+x 12+marble tile floor and rolling library ladder to easily access top level storage

Closet 2 . 5q6+x 8q4± Built-in chest of (4) drawers, with wrap-around upper level shelves; double hanging bars; ceiling level pull down bars, built-in chest of (5) drawers with (5) upper level adjustable shelves; fluorescent lighting; and diagonally set 12+x 12+marble tile floor

SECOND FLOOR

SECOND FLOOR HALLWAY

Front staircase has chair rail over block-paneled wainscoting, wall mounted hardwood handrail, wide hardwood steps (52+wide) and tall window (11q10+) illuminating stairwell
Corner walk-in storage closet with shelf tower, single hanging bar and (5) wrap-around shelves
Window with plantation shutters
Center staircase to attic with hardwood treads and scrolled ironwork balustrade
Recessed telephone alcove with glass accent window overlooking Kitchen below and upper level window with plantation shutters

Glass exit door and fixed window sidelight, with plantation shutters, to front covered porch
Rear staircase with hardwood treads, turned-wood twisted balustrade set into wood footing, hardwood banister, block paneled newel posts with antiqued gilt edging, wall-mounted ironwork handrails, two windows with plantation shutters and built-in granite-topped telephone stand
Recessed lighting
Crown molding
Hand-plastered walls
Wide plank hardwood floor with extended height triple-edged baseboards
Door to Bedroom # 2
Door to Bedroom # 3
Door to Bedroom # 4
Door to Bedroom # 5
Open to Paneled Study with blocked paneled columns

PANELED STUDY – 19' 9" X 30' 10"

Stained wood block paneled walls
Alcove bordered by tall (7q10+) windows with stained wood plantation shutters
Alcove with extended ceiling height and 2nd tier arched windows with stained wood plantation shutters, and two ceiling level circular accent windows
Wall-mounted Sharp flat screen TV
Decorative ironwork hanging light fixture with alabastered shade lights
Ceiling mounted fixture with two rotating fans
Stained wood crown molding

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Recessed lighting
Two wall mounted brass and glass sconce lights
Wide plank hardwood floor

BEDROOM # 2 – 12' 3" X 15' 3"

Vestibule entry
Two windows with plantation shutters
Ceiling fan
Crown molding
Recessed lighting
Hand-plastered walls
Wide planked hardwood floor with triple edged baseboards
Walk-in closet with double and single hanging bars, 7 built-in shelves and shelf tower with (6) adjustable shelves
En suite bath: sink with oiled bronze fixtures set into granite counter with drawers, cabinets and shelves below; mirror with scrolled metalwork frame; mirror mounted vanity lights; shower with 12+x 12+stone tile surround and glazed tile accent border, bench seat, tub spigot and rimless glass door; window with plantation shutters; wallpaper; recessed lighting; linen cabinet; and diagonally set 12+x 12+stone tile floor

BEDROOM # 3 – 10' 9" X 17' 9"

Glass exit door and fixed window sidelight, with plantation shutters, to front covered porch
Wall mounted Sharp flat screen TV
Ceiling fan
Crown molding

Recessed lighting
Ceiling mounted speakers
Hand-plastered walls
Wide planked hardwood floor with triple edged baseboards
Walk-in closet with double hanging bars, built-in chest of (10) drawers with (6) adjustable shelves above and shelf tower with 7 built-in shelves
En suite bath: under-mounted sink with oiled bronze fixtures set into granite counter with drawers, cabinets and shelves below; decorative stone tile mosaic border; vanity mirror; mirror mounted vanity lights; tub/shower with 12+x 12+stone tile surround, glazed tile accent border and bench seat; window with plantation shutters; wallpaper; recessed lighting; and 12+x 12+stone tile floor

BEDROOM # 4 – 12' X 17' 9"

Glass exit door and fixed window sidelight, with plantation shutters, to front covered porch
Wall mounted Sharp flat screen TV
Ceiling fan
Crown molding
Recessed lighting
Ceiling mounted speakers
Hand-plastered walls
Wide planked hardwood floor with triple edged baseboards
Walk-in closet with built-in chest of (5) drawers with (5) adjustable shelves above, shelf tower

with 7 built-in shelves, and double hanging bars (shared with Bedroom # 5)
Hollywood bath (shared with Bedroom # 5): two under-mounted metallic glazed bronze-tone sinks with oiled bronze fixtures set into granite counter with drawers and cabinet storage below; built-in linen closet with laundry-drop cabinet; recessed lighting; wallpaper; crown molding; separately enclosed water closet with seeded glass transom over door; shower with diagonally set 12+x 12+stone tile surround with glazed tile border trim and rimless glass door; and diagonally set 12+x 12+stone tile floor

BEDROOM # 5 – 13' 8" X 15' 3"

Vestibule entry
Built-in granite topped corner desk with storage cabinet below
Recessed alcove with plantation shutters and built-in bench seat below
Wall mounted Sharp flat screen TV
Ceiling fan
Crown molding
Recessed lighting
Hand-plastered walls
Wide planked hardwood floor with triple edged baseboards
Walk-in closet with built-in chest of (5) drawers with (5) adjustable shelves above, shelf tower with 7 built-in shelves, and double hanging bars (shared with Bedroom # 4)
Hollywood Bath (Shared with Bedroom # 4)

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GAME ROOM OVER GARAGE W/BATH & SAUNA 49' 10" X 23' 1"

Staircase with hardwood treads, integrated tread lights, wall-mounted hardwood handrail and illumination from windows with plantation shutters

Wood spindled balustrade overlooks stairs below

Ceiling height of 13q7+with wood beam and track lighting

Decorative ironwork hanging light fixture

3 Ceiling fans

Hand-plastered walls

Wide plank hardwood floor with extended height and triple edging

Bath: under-mounted Kohler sink with oiled bronze fixtures set into granite counter with furniture cabinet and drawers below; wood framed and beveled vanity mirror; vanity lighting; window with plantation shutters; separately enclosed water closet; shower with 12+x 12+granite tile surround, bench seat, oiled bronze fixtures, tub spigot and rimless glass door; recessed lighting; and 12+x 12+granite tile floor

Sauna: Anteroom with cedar lined walls, bench seat, window with plantation shutters and 12+x 12+granite tile floor; Door to sauna with glass panel insert, cedar lined walls and ceiling, wrap-around bench seating, Homecraft® heating unit protected by cedar

safety barricade and 12+x 12+granite tile floor

4-CAR GARAGE

Two garage doors, each with automatic opener

Windows with plantation shutters

Ceiling mounted fluorescent lighting

Painted and sealed concrete floor

Recessed storage cabinets

Exit door to stairway to game room

Exit door to Generator and Kennel

FLOORED ATTIC – EST. 82' X 13'

Plywood floors with standing height (8q6+) clearance to rafters and open rafter storage above

Four ceiling fans

Walk-up access to two Rheem tankless hot water heaters

Windows with plantation shutters

Electric outlets

Ceiling mounted fluorescent lights

OUTDOOR LIVING SPACE

Wide covered porch with columns wraps around three sides and features stone privacy walls, decorative scrolled ironwork panels, double scrolled ironwork gate at front door, stained wood beadboard ceiling, ceiling fans, recessed lights, ceiling mounted speakers and slate and stone tile flooring
Rear flagstone terrace with pocket planting beds edged with paver-stone bricks

Variable depth pool with paver-stone border, lighting, spillway fountains, bench seating, surfacing and attached whirlpool spa
Second floor covered porch across the front of the house with access from the hall and two bedrooms with stained wood beadboard ceiling, recessed lighting, stone privacy walls and decorative scrolled ironwork panels
Professionally landscaped grounds with automatic sprinkler system, flowering shrubs mature plantings and landscape lighting
Lake with fountain

OTHER FEATURES

Extensive millwork and moldings throughout the first floor, many with ornamental carving and gilt edges

Extended height baseboards throughout, some with carved ornamental edges

Nearly all glass doors and windows have roll-down hurricane shutters; most with automatic controls, some with hand cranks

GENERAC whole house generator system installed on elevated concrete platform with automatic transition from electric to natural gas in event of power failure.

Zoned (4) air conditioning and heating in home
Zoned (1) air conditioning and heating in game room over Garage

Three Rheem tankless hot water heaters

Alarm system with LED read-out

Programmable timers on landscape lighting, sprinkler system and fountains

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Covered Porte Cochere and extended driveway apron

Covered walkway from house to Game Room & Garage

Large kennel with standing seamed metal roof, stone columns surrounded by chain link fencing with gate

Easy-care paver-stone driveways

Lighted circular drive with automatic scrolled ironwork double gates and intercom

* = Per Seller

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.

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