

## ENTRY

Wide covered and lighted brick portico with archways across the front of the garage provides protection from the elements when loading and unloading vehicles  
Front walkway illuminated by wall-mounted carriage lantern  
Front brick-edged planting bed with mature crape myrtle, rose bushes, seasonal plantings, flowering shrubs and small palm tree and landscaped brick-edged planting beds on both sides of driveway  
Wall mounted mailbox and (lockable) wrought iron gate set into front fence-line with tall (7q) wrought iron standards spaced between 8q brick columns  
Covered gallery walkway with ceiling fans and brick archways leads to the front door, past the pool and enclosed garden terrace  
6-panel entry door with dual divided light sidelights and divided light overhead transom

## FRONT GARDEN COURTYARD

Heated rectangular pool (est. 27qx 8q10+) with glazed tile accents and pool steps at both ends  
Barefoot friendly pavers around pool deck  
Covered Gallery Porch with brick archways, wood-planked ceiling, two ceiling fans and wall-mounted outdoor speakers  
Front planting bed with rose bushes and river rock accents  
Side planting bed along 8qbrick wall with mature holly trees, azaleas and river rock accents

## FOYER

Recessed and arched display niche  
Staircase to second floor with hardwood treads to first landing, wool carpet runner, wood-spindled balustrade, chair rail and hardwood banister  
Ceiling mounted brass and beveled glass hanging light fixture  
Recessed lighting  
Crown molding  
Hardwood floor  
Open to Front Hall

Open to Living Room

## LIVING ROOM – 17' 10" x 11'

Ceiling height = 10q  
Double tall (5q+) divided light sash windows overlooks front garden courtyard and pool  
Crown molding  
Ceiling mounted speakers  
Recessed directional halogen art lighting  
Hardwood floor  
Archway to Dining Room Hall

## DINING ROOM HALL

Wall with recessed floor-to-ceiling book cases with adjustable shelves  
Tall (5q+) divided light sash window  
Recessed lighting  
Crown molding  
Hardwood floor  
Divided light 8qglass door leads to rear garden courtyard with fountain

## DINING ROOM – 19' 6" x 12' 5"

Floor-to-ceiling mirrored accent wall with triple panels and beveled mirror framing  
Double tall (5q+) divided light windows overlooking rear garden courtyard with fountain  
Crown molding  
Ceiling mounted speakers  
Recessed directional halogen art lighting  
Hardwood floor  
Pocket door to Kitchen  
Open to Front Hall  
*[Chandelier is excluded]*

## FRONT HALL

Recessed and arched display niche  
Closet with hanging bar and overhead shelf  
Two wall-mounted shelves  
Half-height access door to under-stair storage area

## FAMILY ROOM . 22' x 19' 8"

Wall of tall (8q) divided light fixed and operable French doors opening to front covered gallery portico, pool and enclosed garden courtyard  
Gas log fireplace with marble tile surround and marble tile hearth framed into hardwood floor

Two built-ins on either side of fireplace with upper level display shelves, space for built-in stereo speakers, space for large sized TV, space for built-in stereo components and cabinet storage below  
Tall (8q) divided light French doors open to side walkway with wall-mounted garden fountain  
Recessed lighting  
Recessed directional halogen art lighting  
Ceiling fan with light  
Ceiling mounted speakers  
Crown molding  
Electric outlets in floor  
Hardwood floor  
Divided light door to alley to Garage and Rear Yard  
Exit door to Garage  
Open to Kitchen  
Door to Powder Room

**POWDER ROOM**

Pedestal sink with brass-tone fixtures  
Decorative wall mounted vanity mirror  
Wall-mounted vanity lighting with tulip-shaped light globes  
Toto energy efficient low-flow commode  
Wallpaper  
Recessed ceiling light  
Hardwood floor

**KITCHEN . 14' x 10' 3"**

Wood cabinets with adjustable shelves and under-cabinet lighting  
Custom cabinetry features include wide drawers and cabinets; deep (pan) drawers; under-counter pull-out shelves and built-in wine storage rack in end of breakfast bar peninsula  
Slab granite counters with double ogee waterfall edging  
3+x 3+tile backsplash with contrasting glazed tile accent border  
Double stainless steel sink with Moen® single lever fixture; sprayer attachment, disposal and soap/lotion dispenser  
Lighted display area with ¾+glass shelf over sink; two additional matching glass shelves available

Slab granite peninsula with double ogee waterfall edging, space for breakfast bar seating on both sides and under-counter cabinet storage  
Three ceiling mounted pendant lights over granite peninsula  
Built-in GE® stainless steel Monogram refrigerator / freezer with door-dispensed ice/water  
Roper electric double oven; upper with self-cleaning capabilities  
KitchenAid® 4-burner gas cooktop with overhead Rangeair® vent/light  
Whirlpool® dishwasher  
Amana® RadarRange microwave  
Double wood doors provide step-in access to pantry with five wide storage shelves and wire shelving on both doors  
Crown molding  
Recessed lighting  
Hardwood floor

**SECOND FLOOR**

**SECOND FLOOR HALLWAY**

Wood-spindled balustrade with hardwood handrail and wood footing overlooks stairway below  
Tall (52+) divided light sash window illuminates stairwell  
Two tall (52+) double divided light sash windows are set in the length of the hall  
Recessed lighting  
Carpet  
Paneled doors to each Bedroom and Utility Room

**MASTER SUITE**

**MASTER BEDROOM . 18' x 14' 6"**

Coffered ceiling to 12q2+ceiling height  
Two tall (52+) double divided light sash windows  
Crown Molding  
Ceiling fan with light  
Carpet  
Open to Master Bath

**MASTER BATH**

Recessed built-ins with upper level cabinets and drawers below  
Built-in console with two integrated sinks with brass-tone fixtures with white tap caps and drawers and cabinets below  
Medicine cabinet  
Vanity with knee space  
Vanity mirror with beveled mirror framing  
12+x 12+stone tile floor

**Separate bathing room:**

Built-in linen cabinet with laundry-drop compartment  
Shower with brass-tone fixtures with white tap caps, 12+x 12+stone tile surround, seat, glass door  
Whirlpool tub set in elevated stone tile deck and surround in bathing alcove  
Large divided light sash window over tub  
Separately enclosed water closet with Toto energy efficient low-flow commode

**DIVIDED WALK-IN MASTER CLOSET WITH SEPARATE ENTRANCES**

**7' 9" x 6' 2"**

Double and single hanging bars with overhead shelves  
Built-in chest of 4 drawers with overhead adjustable shelving

**7' 9" x 6' 2"**

Double and single hanging bars with overhead shelves  
Built-in chest of 4 drawers with overhead shelving

**BEDROOM # 2 – 16' x 11'**

Tall (52+) divided light sash window  
Ceiling fan with light  
Crown molding  
Carpet  
Step-in closet with single and double hanging bars and overhead shelf

**Shared bath** (shared with Bedroom # 3):

Built-in console with two integrated sinks with brass-tone fixtures with white tap caps and drawers and cabinets below  
Medicine cabinet

Vanity mirrors  
Divided light sash window  
Wallpaper  
Recessed lighting  
Tub/shower set in tile surround  
Privacy alcove for commode with wall-mounted upper level cabinet  
Tile floor

**BEDROOM # 3 . 16' x 10' 10"**

Tall (52+) divided light sash window  
Ceiling fan with light  
Crown molding  
Carpet  
Step-in closet with a single hanging bar and overhead shelf  
**Shared bath** (shared with Bedroom # 2)

**BEDROOM # 4 - 12' x 10' 10"**

Tall (52+) double divided light sash window  
Ceiling fan with light  
Crown molding  
Carpet  
Step-in closet with single hanging bar and overhead shelf  
**Shared bath** (shared with Study/Opt. Bedroom # 5):

Built-in console with integrated sink with brass-tone fixtures with white tap caps and drawers and cabinets below  
Medicine cabinet  
Vanity mirror  
Divided light sash window  
Wallpaper  
Recessed lighting  
Tub/shower set in tile surround  
Tile floor

**STUDY / OPT. BEDROOM # 5 . 16' x 11' 5"**

Wall with floor-to-ceiling stained-wood built-in bookcases with adjustable shelves  
Tall (52+) divided light sash window  
Ceiling fan with light  
Crown molding  
Carpet  
Step-in closet with double hanging bars and overhead shelf  
**Shared bath** (shared with Bedroom # 4)

## **UTILITY ROOM – 5' 4" x 5'**

Space for full-sized washer and dryer  
Gas and electric dryer connections  
Upper level cabinets over washer and dryer  
Built-in cabinets with hanging bar above  
Wall-mounted retractable clothes line  
Ceiling-mounted attic access stairs  
Recessed lighting  
5+x 5+tile floor with drain

## **OVERSIZED 2-CAR GARAGE**

Two garage doors, each with automatic opener  
Built-in work bench with pegboard surround  
Built-in upper level wall-mounted wood storage shelves (est. 12qlong) over work bench  
Long (15q built-in counter with open shelf storage below and upper level wall-mounted shelving  
Space for refrigerator or freezer  
Wall-mounted tool hooks  
Rainbird® automatic watering system  
Ceiling-mounted lighting

## **BACKYARD**

### **Rear Garden Courtyard**

Rear yard enclosed with 7qwood privacy fence with mature ornamental trees, flowering shrubs, curvilinear rock-edged planting beds, open air patio and flagstones over crushed rock ground cover with drains  
8qbrick garden wall along left side of house with wall-mounted decorative fountain surrounded by a rock-edged planting bed  
Grove of mature bamboo  
Automatic sprinkler system  
PGS® Model K40 pedestal gas grill with electric ignition  
7qwood fence along south side yard, with flagstones over crushed rock, leads to iron gate  
8qbrick wall along north side yard, with flagstones over crushed rock, leads to iron gate at front of house

## **OTHER FEATURES**

Zoned (2) air conditioning and heating  
Alarm system  
Pre-wired for cable and multiple phone lines\*  
Lockable wrought iron pedestrian gate at front entry  
Lockable wrought iron pedestrian gate to left side yard  
Rainbird® automatic sprinkler system

Pool heater . 2010\*

Pool resurfacing . 2010+

Galvanized steel roof . 2009+

\* = per seller

- **3,352 sq ft home (per H.C.A.D.)**
- **Built in 1986 (per H.C.A.D.)**
- **5,913 sq ft Lot (per H.C.A.D.)**

## **EXCLUSIONS**

- Dining Room Chandelier
- Copper Fountain by front door
- All 2<sup>nd</sup> floor draperies
- Hall Mirror
- Bulletin Board in Garage

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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**7' Wood Privacy Fence Encloses  
Flagstone Terrace with  
Bubbling Fountain**

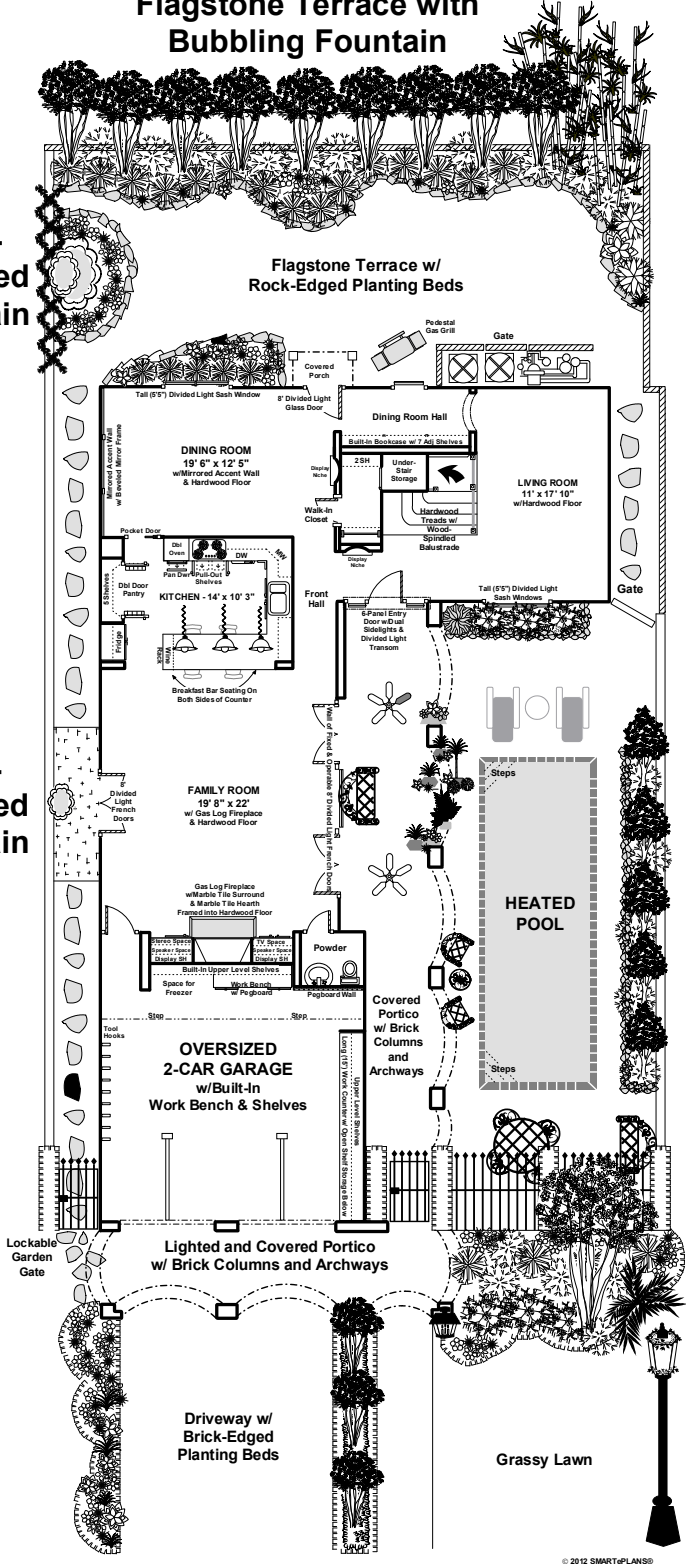
**Wall-  
Mounted  
Fountain**

**8'  
Brick  
Wall**

**Wall-  
Mounted  
Fountain**

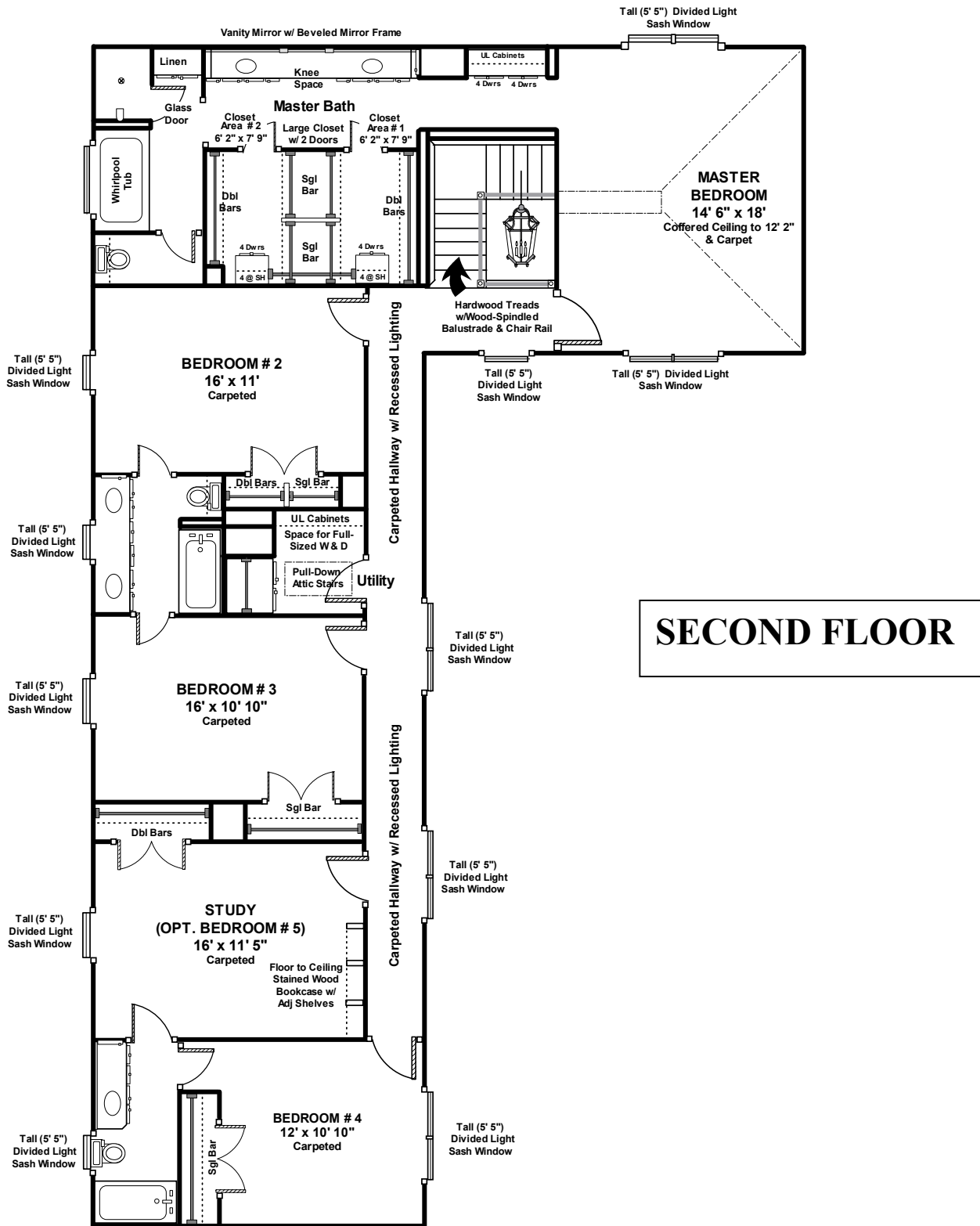
**8'  
Brick  
Wall**

**FIRST FLOOR**



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**SECOND FLOOR**

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