



46 W Broad Oaks Features List

4 Beds | 4 Baths | 2 Half Baths | 5,535 SF

EXTERIOR

- Limestone
- Custom steel fence
- Secure access gate
- Commercial-grade double-paned doors & windows with aluminum frames
- Sliding glass and aluminum doors throughout the first floor
- Fresh landscaping
- Turfed driveway & front parking spaces
- Sensor-based outdoor landscaping lights
- Generator ready with a gas line behind the house
- 2-car garage with ceramic tile flooring and a metal-framed glass door
- 2 side yards
- New irrigation system and new drainage system

KITCHEN

- 10 Ft Waterfall island with quartzite countertops
- Paneled Monogram refrigerator
- Panel-Bosch dishwasher
- 6-burner Akicon stove with griddle and double oven
- Built-in Monogram microwave
- Brass hardware for cabinetry, sink, and pot filler
- 144-bottle wine wall display

LIVING ROOMS

- Entry way sitting area
- Quartzite fireplace with gas
- Custom family room TV wall with quartz backsplash
- Shelving with custom lighting and storage drawers

PRIMARY SUITE

- First floor primary suite
- Sliding door access to yard
- Dual closets with built-in lighting, shelving, and drawers
- Italian ceramic tile on walls and floors
- Dual vanities
- Soaking tub with privacy glass window
- Glass walk-in shower with dual heads
- Smart toilet with bidet
- Mirror with indirect lighting

SECOND FLOOR

- Oak hardwood floors
- Oversized game room
- Powder bathroom
- Enclosed glass & aluminum door office
- 3 Bedrooms with en-suite baths & walk-in closets
- Including second primary suite with private glass balcony
- Spacious utility room with sink & storage
- Washer & Dryer
- Extra storage room

MATERIALS

- Exterior: Limestone
- Downstairs Floors: Italian ceramic tile
- Upstairs Floors: Real oak hardwoods
- Kitchen Countertops: Quartzite
- Bathrooms: Italian marble
- Door/Window Frames: Commercial grade aluminum

STRUCTURAL

- New electric
- New plumbing underground & above
- New sheetrock
- New insulation
- Utility room pre-wired for Internet
- 2 New 5-ton AC units
- 2 New Water heaters (not tankless)
- Lights, speakers, AC, cameras installed and controlled via the house iPad/phone
- All rooms have ceiling outlet ready for light fixture or fan
- 8 Ft high doorways
- Cove lighting throughout each room
- Indirect lighting behind all mirrors



MARNIE
GREENWOOD
COMPASS

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DESIGN - BUILD

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