



18284 Woodstream Crossing Rd- CUSTOM UPGRADES

Luxury Custom Home on 1.6 Acres

- 5,550 Total Sq Ft
- 4,150 Living Sq Ft
- 5 Bedrooms | 4.5 Bathrooms
- Private 1.6-acre lot with mature trees and can accommodate a large barn/metal building

• Exterior Features

- Ocean blue stone exterior with Hardie board accents
- Oversized 7,000 sq ft circle driveway with additional parking for 3+ vehicles
- Custom driveway pillars, coping caps, with integrated lighting
- Modern 3-car garage with clear glass doors (22' x 34'-2'+)
- 24-gauge metal roof on porch
- Front & rear patios with stained tongue-and-groove ceilings
- Mont Alpi Deluxe outdoor BBQ kitchen with 6 burner grill, sink, beverage fridge, and granite countertop
- Outdoor stone gas fireplace on the covered patio
- Exterior sconces + soffit, fascia & landscape lighting throughout
- Outdoor home accent pot lighting with up/down illumination

• Interior Highlights

- Custom cabinetry throughout entire home (to ceiling in kitchen)
- Marble Porcelain oversized tiles up to ceilings in all bathrooms
- Bathrooms feature frameless glass showers and custom designed tile work
- 8 ft tall iron glass double door entrance
- High-end wide-plank pillow Aspen Colorado LVP flooring throughout with custom tile in the bathrooms. (NO carpet)
- Foyer with box ceiling detail and wood beam accents
- Cathedral ceilings in living room, game room & master suite
- Floor to ceiling stone gas fireplace
- Modern lighting package throughout
- Custom white oak staircase
- Quartz countertops throughout entire home, including all vanities and custom men's/women's closet accents

- Custom luxury ceiling vents throughout the main level
 - Level four drywall finish
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• **Kitchen & Entertaining**

- Oversized kitchen island with sink
 - Secondary sink facing backyard (perfect for entertaining)
 - 48" Café gas stove and Café dishwasher
 - Café 42" refrigerator
 - Pot filler
 - Double wall ovens (Café line) electric wall oven true convection and second electric speed oven
 - Massive custom pantry with custom cabinetry, sink, and secondary fridge
 - 6 ft high wine cooler & espresso bar, and additional refrigerator
 - 16' sliding glass doors + rear French doors with full backyard views
 - Full quartz accent wall extending to ceiling in the kitchen surrounding the California-style foldable serving window opening to outdoor bar with decorative sconces on each side
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• **Layout & Living Spaces**

- Spacious master suite with his & her walk-in closets (custom cabinetry)
 - 2 bedrooms on main floor with private bathrooms & closets
 - Oversized game room overlooking backyard
 - Upstairs flex space/loft area
 - Main floor office
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• **Build Quality & Upgrades**

- Premium Advantech 1¼" subfloor system, fully screwed and glued for superior floor stability, reduced movement, and more solid fee underfoot.
 - Upgraded 16" reinforced foundation trenches (vs standard 12") for enhanced structural integrity and long-term durability
 - TechShield roof decking (energy efficiency upgrade)
 - Full spray foam insulation
 - Energy efficient windows
 - All kitchen and bathroom vanities come with a lifetime warranty
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• **Additional Features**

- Dog wash station in laundry room
- 300-amp electrical service
- Electric vehicle charger
- Prewired alarm system
- 7 cameras, 8 speakers & fiber wiring throughout