



2538 Addison Road

HOME OVERVIEW:

- 5,217 SF
- 4-5 Bedrooms 5 Full 2 Half baths
- Neighborhood: Wessex
- Year Built: 2026
- 3 Car Garage
- Elevator/Generator Capable
- Study with Full Bath on First Floor
- Game room and additional flex room on Second Floor

KITCHEN FEATURES + APPLIANCES:

- Thermador 60" Pro Grand Dual Fuel Steam Range with Griddle
- Thermador 60" Custom Hood Vent
- Thermador 60" Refrigerator / Freezer Combo Home Connect (Wi-Fi Enabled)
- Thermador Micro drawer Microwave
- Thermador Dishwasher (Wi-Fi Enabled)
- Thermador Dual Zone Wine Cooler
- Thermador Built-In Coffee Machine (Wi-Fi Enabled)
- Scotsman Ice Machine in Bulter's Pantry
- Pot Filler
- Custom Cabinetry
- Designer Taj Mahal Countertops and Quartzite Backsplash

INTERIOR FEATURES:

- 7 ½" French Oak Engineered Wood
- Open First Floor plan
- Dog Wash Station in Garage (Upgrade)
- Direct Vent Fireplace in Family Room
- Spiral Staircase
- 4 Security Cameras monitoring Front Elevation, Driveway, Foyer, Kitchen and Family Room
- Climate Control Wine Room (Upgrade)
- Crawl space access doors located in the Rear Garage.
- Wet Bar with Perlick Beverage Center in Game Room

EXTERIOR FEATURES:

- Covered Back Lanai with Outdoor Gas Grill and sink
- Custom Temper Iron / Glass Front Door
- Anderson 100 Series Low E SmartSun Windows
- Exterior Gas Flame Lantern
- (4) Exterior Gas Flame Lanterns at garage elevations (Upgrade)
- Painted Brick
- Full Yard Sod with Irrigation & Underground Drainage System
- High-Lift Garage Doors
- Private Driveway Gate
- Circular Drive with Porte Cochere

PRIMARY SUITE:

- Separate Vanities
- Separate Shower with Seat and Freestanding Tub
- Frameless Shower Glass Enclosure
- Quartzite Countertops
- Oversized Walk-In Closet with Custom Built-ins

CONSTRUCTION SPECIFICATIONS:

- StrucSure 1-2-10 Builder Warranty
- 30 Year Roof Shingles
- Pre-Engineered Trusses Per Plan

STRUCTURAL:

Pier and Beam system with Concrete Piers and Loading Bearing Posts

Engineered Framing

ZIP System Exterior Sheathing – Whole House

Smart Dual-Function Flood Vents

12' Ceilings on 1st Floor

10' Ceilings on 2nd Floor

Anderson Series 100 Low E SmartSun Windows

Iron/Glass or Wood/Glass Exterior Doors

MECHANICALS:

2 Trane 17-SEER Systems with Gas Furnace Heating

Two Tankless Water Heaters

Climate-Controlled Attic with Dehumidifier

Low Voltage Pre-Wiring Throughout

Modern Linear Slot Diffuser Vents Throughout

Reinforced Protective Caging installed around A/C condenser units for security and damage prevention

INSULATION:

Spray Foam Insulation – Whole House (Top to Bottom)

Green Glue & Double Sheetrock Soundproofing – Primary Suite

FINISH OUT:

Custom Trim Package: Includes the following:

- 7 ¼” Baseboards throughout
- Iron interior Handrail and Solid Oak Treads
- Custom Designed Closets with a Combination of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc. where applicable

-Custom Cabinets throughout Home

-Engineered Wood Floors

-Garage Door and 2 Automatic Opener

-Full Sprinkler System and Sod

-Full Gutters

-French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable)

-Designer Inspired Landscape in the Front of the Home

StrucSure Home Warranty provides surety coverage for one year on workmanship and materials and two years on delivery portions of systems. For 10 years, we provide direct coverage on Major Structural Defects (MSD).

All coverage begins on day one of closing.