

Interior Features:

- Designer touches throughout
- Elevator capable
- High ceilings
- Third floor bonus room with built-in desk and ample storage
- Built-in surround sound speakers
- Surround sound pre-wiring
- Ideal layout for entertaining
- Custom limestone gas fireplace surround in living room
- French doors opening to the patio
- Art spotlighting in the living room
- Dining room with custom-painted floor in a three-tone diamond pattern
- Custom draperies in the dining room and study
- Art spotlighting in the dining room
- Downstairs study with marble fireplace surround
- Hardwood, seagrass, and carpet flooring throughout

Kitchen Features:

- Granite countertops
- Ceramic tile backsplash
- Hand-painted backsplash tile
- Full-length kitchen cabinetry to ceiling
- KitchenAid, Miele, and Wolf appliance package
- 6-burner gas cooktop
- Double oven
- Convection oven
- Built-in refrigerator
- Built-in desk with shelving and storage
- Under-cabinet lighting
- Wine refrigerator
- Butler's pantry
- Walk-in pantry

Primary Suite:

- Marble countertops in primary bath
- Ceramic tile in the primary bath
- Jacuzzi bathtub
- Custom drapery valence over the bed
- Custom draperies in the bedroom
- Custom drapery shade over the jacuzzi tub
- Luxurious and expansive walk-in closet

Secondary Bedrooms/Baths:

- Secondary baths with quartz countertops
- Ceramic tile in the secondary baths
- Jack-and-Jill bath
- Common shower/toilet space updated and remodeled in 2017*
- Secondary bedroom with custom built-ins
- Large closets in the secondary bedrooms
- Under cabinet floor lighting

Exterior Features and Systems:

- Sprinkler system
- Two gas tank water heaters replaced in 2020*
- Private, paved patio framed by mature trees, manicured landscaping, and 30-year-old pruned ligustrums.
- Smart home doorbell

HOA Information:

- Monthly HOA dues of \$750
- HOA includes common area maintenance and landscaping, guard house and guards, trash pick-up, and bookkeeping of the annual budget
- Transfer fee of \$5,000 at buyer's expense*

*Per Seller