

# 3705 Arnold Street

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## Notable

## Features + Amenities

**Architect:** Reagan Miller, AIA

**Builder:** Frazier Homes

**Home** 5,047 s.f.

**Lot** 7,461 s.f.

Elevator to second floor

Full-house surge protector

1<sup>st</sup> Floor A/C installed March 2025

2<sup>nd</sup> Floor A/C installed May 2026

Water Heater installed August 2024

Reclaimed wide oak plank flooring

Updated recessed lighting November 2021

Remote controlled shades

### GENERAL EXTERIOR FEATURES

- Roof: 50-year Grand Manor shingles
- Heated pool (heater added in 2021; pump replaced in 2022)
- Copper gas lanterns
- New limestone tile and fan in front porch (June 2024)
- Air-conditioned garage (2022)
- Epoxied garage floor and added rack storage (2021)
- Water filtration system
- Automated sprinkler system
- Retractable awning over pergola (installed April 2025)
- Landscape lighting (2022)
- Central vacuum system
- Turfed side yard (2021)

### FIRST FLOOR

#### ENTRY HALL & HALLWAY

- Custom exterior steel door and entry hall windows
- Stone tile flooring; plastered walls and ceiling
- Vaulted groin ceiling
- Wainscoting
- Powder bath with plastered walls and sink from Segreto Stone, new wall mounted faucet
- Butler's pantry with walk-in pantry, elevator and garage access (remodeled in 2021)

#### DINING ROOM & FAMILY ROOM

- Wide plank oak flooring
- Wainscoting and Segreto plastered walls & ceiling
- Reclaimed solid wood beams
- Views and access to pool
- Isokern gas log fireplace with automatic starter (2021) and stone mantle top
- In-ceiling speakers
- Pocket doors

#### KITCHEN

- Calacatta Gold marble countertops
- Segreto stone and plaster (2021) and painted wood paneling
- Kitchen island with new reclaimed wood top (2021)
- New plumbing fixtures for all 3 sinks (2022)
- Wolf gas range with double ovens, 6 burners and a griddle
- New refrigerator and dishwasher with custom cabinet front finish (2022)
- Replaced cabinet hardware (2022)
- Wine fridge (2022); Wolf microwave (2021)
- Wet bar with Scotsman ice maker (2022)
- Breakfast bar
- In-ceiling speakers

#### BREAKFAST ROOM

- Double French doors that open to back porch & pool
- Painted wood paneling and plastered ceiling
- Built-in desk with file drawers and cabinet storage
- In-ceiling speakers

#### BACK YARD

- Limestone porch and pool surround
- Treated wood pergola with awning (2025)
- Summer kitchen with built-in gas grill and outdoor TV
- Heated pool with fountains
- Speakers

## SECOND FLOOR

### GAME ROOM

- Painted wood paneling
- Wide plank oak flooring
- Built-in surround sound speakers
- Reading nook
- Media/AV closet
- Stair access to 3<sup>rd</sup> Floor bedroom suite

### MASTER BEDROOM

- Plastered walls and ceiling
- Wide oak plank flooring
- Juliet balcony with double French doors
- In-ceiling speakers
- Dressing room with window seat; cabinet storage, and his & her closets

### MASTER BATH

- His & her vanities with marble countertops
- Make-up area with knee-space
- New stone floors and Segreto plaster (2022)
- Marble tiled shower with frameless glass door (2022)
- Soaking tub with marble top and surround (2022)
- Remote-controlled shades
- In-ceiling speakers

### BEDROOMS TWO & THREE

- Wide plank oak flooring
- Ensuite baths
- Walk-in closet / cabinet storage
- Remote-controlled shades

### LAUNDRY ROOM

- Quartzite countertops
- Ample cabinet storage and counter space
- Soaking sink
- Multiple hanging and drying racks
- Adjustable shelving
- Washer/dryer (2021) included

## THIRD FLOOR

### SITTING ROOM & 4<sup>th</sup> BEDROOM

- Built-in bookshelves/cabinets
- LED track lighting
- Remote-controlled power shades
- Ensuite bath with marble countertop, vanity, and penny tile
- New faucet (2022)



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