

# Mediterranean Home

## Custom Architectural Design

### General information:

2,176 under A/C, 159 Front Porch, 688 Patio, 358 Garage, 2,998 under roof • 10ft ceilings with arches & rounded comers • Travertine tile and laminated wood flooring • Trane air-conditioner • Metal roof • 2 Attics with flooring • White marble window sills • Paddle fans • Recessed lighting • Security system • Plantation shutters and blinds • Tinted windows • Fiberglass exterior doors with custom designed beveled glass front door Pocket doors • French door in master bath leads to spa patio • Marble counter top in both bathrooms • Separate electric for computers in office • Pre-wired for pool expansion

### Gourmet Kitchen:

Large island with stone top, seats 6 • Beveled edge countertops • 2 Built-in stoves & microwave (Convection and AccuBake system) • Vented stainless steel hood • Whirlpool & Kitchen Aid • All appliances stainless steel • Staggered cabinetry with crown Molding • Custom oak cabinets with easy reach, lazy-Susan & storage garage • Under counter lighting. Oversize Kohler stainless sink with garbage disposal, culling board & wire rack Pantry

### North Master Suite:

Large bedroom suite with 2 closets (1 walk-In) • Flood light switch Oversized bathroom with 2 seat Jacuzzi bathtub & walk in tile shower • 2 marble sinks with makeup area between • Separate toilet area

### South Area Bedrooms:

2 Bedrooms (1 with pocket door to bathroom) and oversized tile shower bathroom and marble sink

### Office Area:

Separate area off kitchen with own electric • Transom window • Smart cable runs through home for internet connections in each room and wireless internet • 4 line phone system including 5 phones (4 wireless)

### Great Room:

Formal dining area with 3 columns, tray ceiling • Family area with tray ceiling • 3 panel - 8 ft pocket slider leading to patio area

### Patio & Spa Area:

Oversized covered screened patio with sun protective screening • HotSpring spa with all extras, seats 6

### Laundry Room:

Whirlpool Duet washer & dryer with pedestals • Utility sink • Built-in ironing board • Cabinets • Oversize hallway closet & attic with flooring and pull down stairs

### Garage:

Garage Faces north with storage shelving • Attic with flooring and pull down stairs / Carriage & flood lights

### Landscaping:

St. Augustine grass • Digital sprinkler system with rain sensor • Gutters • Fully landscaped flower gardens