

# Villa d'Este

◆ 3 Bedroom Plus Study ◆ 3-1/2 Bath ◆ 3-1/2 Car Garage ◆ 3,461 Sq. Ft. Under Air ◆ 5,312 Sq. Ft. Total

## Distinctive Interior Features

- ◆ Dramatic Ceiling Heights with Detailed Tray & Volume Ceilings
- ◆ 10' Zero-Corner Pocketing Sliders in Leisure Room
- ◆ Mitered Glass in Nook & Alcove
- ◆ Fireplace in Parlour
- ◆ Powder Bath Wood Cabinetry and Granite Top
- ◆ 8' Solid Interior Doors with Choice of Profiles
- ◆ 3-1/2" Victorian Profile Wood Casing
- ◆ 5-1/4" Victorian Profile Wood Base in all Rooms
- ◆ 5-1/4" Crown Molding in all Coffered Ceilings
- ◆ Decorative Niches Throughout
- ◆ Classic Arched Entry Ways
- ◆ Textured Walls & Ceilings with Knock Down Finish
- ◆ Smooth Walls in Kitchen, Baths & Utility Room
- ◆ Round Corner Bead
- ◆ Choice of 18" x 18" Upgraded Porcelain Tile Throughout
- ◆ Plush Designer Carpet, in Bedrooms, in an Array of Styles and Colors
- ◆ 60" Tall Vanity Mirrors in Baths
- ◆ Quality Emtek Hardware in a Variety of Styles and Finishes
- ◆ Fully Accessorized Utility Room (Including Washer & Dryer)
- ◆ Customized Wood Trimmed Window Sills

## Kitchen Features

- ◆ Spacious Well Appointed Kitchen with Island, Walk-In Pantry & Wet Bar
- ◆ Quality Wood Cabinetry Offered in Several Finishes and Door Styles
- ◆ 42" Upper Cabinets with Heavy Crown Molding
- ◆ Granite Counter Top with Under Mount Sinks
- ◆ Complete Premium Kitchen Aid Appliance Package with 25 Cubic Foot Refrigerator
- ◆ Plumbing Fixture Allowance

## Master Bath and Dressing Area Features

- ◆ 6' Jacuzzi Whirlpool Bath Tub
- ◆ Large Walk-In Shower with Dual Shower Heads & Shampoo Niche
- ◆ Quality Wood Cabinetry Offered in Several Finishes and Door Styles
- ◆ Granite Counter Top with Under Mount Sinks
- ◆ Plumbing Fixture Allowance
- ◆ Oversized Walk-in His & Her Closets with Wood Shelving

## Pool Area Features

- ◆ 400 Square Foot Pool with Spill-Over Spa Including Brick Paver Coping
- ◆ 118,000 BTU Dual Thermostat Electric Heat Pump with Aqua-Link Controller
- ◆ Pool Auto Fill Line
- ◆ Brick Paver Pool Deck with Mansard Screen Enclosure

## Quality Building Features

- ◆ All Permits and Impact Fees
- ◆ All Clearing and Grading
- ◆ Soil Compaction Test
- ◆ Termite Soil Treatment
- ◆ Steel Reinforced 3000 PSI Monolithic Slab with Vapor Barrier
- ◆ Quality CBS Constructed Walls with Water Proofing where Block Intersects Slab
- ◆ Engineered Roof Truss System Hurricane Strapped to Engineered Poured Concrete Tie Beam
- ◆ Fascia in Two Layers (8" & 4") of Miratec
- ◆ Tinted White Aluminum Windows
- ◆ Exterior Framed Walls to have Applied House Wrap Drainage Plane Prior to Lath & Stucco
- ◆ 8' Fiberglass Front Entry French Door
- ◆ All Exterior Swing Doors to be Fiberglass with PVC Jambs or Equal
- ◆ Metal Interior (Non Load Bearing) Framing
- ◆ Reinforced Steel Garage Door by Amarr
- ◆ Quality Liftmaster Garage Door Opener with two (2) Remote Controls & Keyless Entry Pad
- ◆ Colored Concrete Barrel Tile Roof
- ◆ Light Texture Stucco Exterior Finish
- ◆ Bird Resistant Decorative Columns, Banding & Architectural Details
- ◆ Lathed & Stuccoed Soffit
- ◆ Covered Veranda Ceiling to be 1/2" Soffit Board
- ◆ Brick Paver Drive, Sidewalk, Entry, Veranda & Pool Deck
- ◆ Professionally Landscaped Homesite

## Mechanical, Electrical, Plumbing & Energy Features

- ◆ High Efficiency 13.0 SEER Central Air Conditioning & Heating with Heat Recovery Unit
- ◆ Icynene Expanded Foam Insulation in Ceilings
- ◆ R-5 Styrofoam Insulation on Exterior Block Walls
- ◆ R-19 Insulation in Exterior Framed Walls
- ◆ Integrated Network Panel for Phone, TV and Structured Wiring
- ◆ 300 Amp Electrical Panel
- ◆ Decora Electrical Switches
- ◆ Ceiling Fan Allowance
- ◆ Bath Fans in All Bathrooms
- ◆ Electrical Fixture Allowance
- ◆ Complete Security System
- ◆ Stereo Speakers with Volume Control
- ◆ Pre-wired for Surround Sound System
- ◆ Whole House Electrical Surge Protection
- ◆ Maniblock Manifold Plumbing System
- ◆ 80-Gal. Quick Recovery Electric Hot Water Heater
- ◆ Four (4) Exterior Hose Bibbs
- ◆ In-Wall Pest Defense System
- ◆ Generator Pre-Wire