

# 2007 Port Provence Pl | Custom Finishes

Builder: Rodeo Homes

Architect: Craig Hampton

## Architectural Integrity & Exterior

- Landscape Design: Complete front yard redesign by landscape architect Rick King, featuring integrated driveway strips, perimeter columns, new fencing, and strategically relocated mature trees.
- Entryway: French limestone front walk with integrated LED step lighting leading to a custom Dutch-style front door.
- Windows & Doors: Weather Shield aluminum-clad exterior with wood interior for zero-maintenance longevity. Truth Entry Guard hardware on windows.
- Exterior Masonry: Refinished front brickwork and updated exterior light fixtures.
- Staircase: Freestanding floating staircase engineered in Germany (Q-rail), featuring stainless steel, rift white oak, French oak treads, and embedded LED lighting.

## Gourmet Kitchen & Culinary Suite

- Cabinetry: Custom rift white oak cabinetry with premium Blum stainless steel drawer boxes. Specialty Golwing upper doors flank the range, featuring interior and under-cabinet LED lighting.
- Countertops: Calacatta Gold Italian porcelain slabs. Indestructible, stain-proof, and imported from Italy.
- Appliances: \* 48" Bertazzoni Italian dual-fuel range (plumbed for gas and electric).
  - High-end Sub-Zero refrigeration suite featuring full-column design, integrated wine storage, and beverage drawers.
  - Bosch dishwasher (brand new).
  - Scotsman built-in ice maker.
  - Under-cabinet microwave with custom flip-out concealment.
- Functional Luxury: Walk-in pantry plus an additional secondary pantry. Trash and recycling pull-outs. Reverse osmosis water purification system at the sink.
- Design Details: Custom rift white oak and plaster finish ventilation hood. Recessed plug strips.

## Primary Suite & Owner's Retreat

- The Suite: Beamed ceilings, accent brick wall, and a custom solid French limestone mantel. Dedicated heating and AC system. Surround sound integration.
- Primary Bath: Via Lata marble slab flooring with Taj Mahal quartzite counters and shower seating. Floor-to-ceiling Venetian stone backsplash. Dual shower heads with a trench drain. High-end polished nickel plumbing fixtures from Faucets and Fixtures. Separate water closet.
- Walk-In Closet: Stain-grade rift white oak custom cabinetry with integrated LED lighting system. Deadbolt security and dedicated audio zone.
- Luggage/Storage: Dedicated additional closet for luggage or other storage located off the primary suite, with attic access.

### **Living & Entertaining Spaces**

- Flooring: Walker Zenger Italian porcelain limestone throughout the main floor (stain-proof). White oak wood flooring upstairs in the Primary and hallways with 1.5-inch lightweight concrete poured underneath for superior sound insulation.
- Solarium: Features a custom 10x10 skylight, dual 14-foot bi-fold doors, dedicated audio zone, a dedicated slimline Mitsubishi climate control system, and bespoke Selenite light fixture.
- Dining Room: Custom wine display wall framed in broken-face French limestone, anchored by a brass Arhaus chandelier.
- Family Room: Accented with broken-face French limestone on the entertainment wall and discreet floor plugs beneath seating areas.
- Interior Doors: Heavy, solid-core Tru Stile doors outfitted with Emtek hardware. Rift white oak barn doors (1.75 inches thick).

### **Guest & Secondary Spaces**

- Powder Room: Crystal countertop with a glass bowl sink, wood-cladded ceilings, and authentic mosaic tile backsplash from Venetian Stone.
- Guest Bathroom: Waterfall edge counter, floating shower seat, glass set directly into slab jambs, and Venetian stone tile.
- Office Bath: Showcases Venetian stone tile, a trench drain, a floating seat, and shower doors embedded directly into the jambs.
- Laundry Room: Durable cabinetry and countertops, brand-new washer, Venetian stone Italian tile backsplash, and under-cabinet LED lighting.
- Bonus Room: Pre-wired for a custom light fixture and integrated surround sound.

### **Smart Home, Audio & Climate**

- Climate Control: 5 dedicated HVAC zones (18 tons of total air capacity) with recessed supply grills.
- Audio System: Whole-home Sonos and Apple TV integration. 4 Sonos amplifiers running 3 distinct surround sound zones (Family, Bonus, Master).
- Lighting: Brilliant smart keypads with dimmer control (audio integration capabilities). Lutron screwless plates with baseboard-mounted outlets.
- Security & Tech: LOREX 4K surveillance system (covers solarium, pool, side yard, garage, and front door). ADT touchscreen security system and Ring doorbell. Pre-plumbed for electric vehicle charging.

### **Outdoor Oasis & Garage**

- Water Feature: 65-foot linear fountain clad in French limestone featuring four spillways.
- Hardscape & Decking: Walker Zenger Italian porcelain limestone decking with hidden sub-deck drainage lines. Coping updated around the pool.
- Landscaping: Split-face limestone retaining walls from Venetian Stone.
- Outdoor Kitchen: 44-inch Mont Alpi stainless steel built-in BBQ.
- Audio: Premium Sonance outdoor speaker system.
- Pet Amenities: Quarantined dog run with synthetic grass and doggie door located under the stairs.
- Garage: Traffic-rated porcelain tile flooring and a custom stain-grade wood garage door. Walls to be freshly painted upon seller's moveout.