

Total Covered Area:
9,420 Sq. Ft.

Living Area:
8,156 Sq. Ft.

10314 Memorial Drive

CREEKSIDE MANOR • CITY OF HUNTERS CREEK VILLAGE

DESIGN & EXTERIOR SELECTIONS

- **Façade & Brickwork**
 - Cherokee-Ansley Park Queen Size brick
 - Classic White Mortar
- **Exterior Palette**
 - Siding finished in Sherwin-Williams Egret White (SW 7570)
 - Fascia and soffits: Sherwin-Williams Urbane Bronze (SW 7048)
- **Roofing**
 - High-end GAF Camelot lifetime shingles in Charcoal
- **Grand Entrance**
 - Stately black steel-and-glass front door framed by dual architectural gas lanterns (32" Primo-Yorkshire)
- **Windows & Gutters**
 - High-performance black windows (including elegant first-floor box-out feature windows) paired with integrated motorized shade pockets for completely concealed smart roller window treatments
 - Senox dark bronze gutters
- **Garage:**
 - Gated, rear-entry 3-car garage with pristine epoxy flooring
 - Premium Halo Overhead Doors (Canyon Ridge Carriage House Design 11) finished in Cabot semi-transparent dark gray stain

EPICUREAN KITCHEN & HIDDEN SCULLERY

- **Chef's Kitchen (11'-0" Ceilings):**
 - Massive dual islands: One prep island and one with seating.
 - **Smart Touch:** Islands upgraded with hidden under-lip power outlets and integrated wireless Qi charging pads concealed beneath the stone.
 - Pro-style 48" gas range framed by a grand custom 60" plaster vent hood.
 - High-capacity double dishwashers, built-in microwave, and designated trash pull-out hubs.
 - Cabinetry: Finished in sophisticated Analytical Gray.
 - Surfaces: Exquisite polished Nuage Quartzite countertops with a glossy stone backsplash.
 - Walls/Trim: Natural Choice walls with Accessible Beige trim.
- **Hidden Full-Service Scullery:**
 - Completely concealed walk-in prep kitchen with an independent stainless steel vent hood featuring brushed gold straps.
 - Cabinetry: Striking Dried Thyme designer finish.
 - Surfaces: Polished Nuage Quartzite countertops with a Glam Sage glossy backsplash.

High-End Convenience Upgrade: Premium undercounter nugget/clear ice machine (configured to drain directly into the adjacent prep sink) and dual pull-out recycling hubs

LUXURY INTERIOR LIVING SPACES

- **Primary Retreat (First Floor - 11'-0" & Cathedral Ceilings):**
 - Private vestibule entry leading to an expansive primary bedroom with dual wood-floored walk-in closets complete with custom built-in chests and shelving.
 - Resort-style primary bath featuring a zero-threshold 48" x 72" tile shower with an integrated seat, freestanding soaking tub, and custom dressing table.
 - **Wellness Infrastructure Upgrade:** Hydronic or electric in-floor radiant tile heating and hardwired programmable towel warmers.
 - **Upper-Level Living (10'-0" Ceilings):** Four substantial en-suite bedrooms, including a spectacular secondary primary suite (Bedroom 2) featuring coffer ceilings (scaling from 10' to 11') and a freestanding tub — ideal for multi-generational living or long-term guests.
- **Entertainment Hubs:**
 - **Acoustically Insulated Golf Simulator & Game Room:** Sprawling 31' x 21' entertainment wing positioned quietly over the garage, engineered with upgraded sound-dampening insulation (Rockwool Safe'n'Sound) in the walls and subflooring to isolate simulator impact vibration from the rest of the estate. Features a built-in 42" high bar top with an undercounter refrigerator, sink, and dedicated clear ice maker.
 - First-floor Great Room (12'-0" ceilings) anchored by a custom 7'-0" fireplace wall featuring a 48" Isokern wood-burning fireplace with a 20" flush hearth.
 - Elegantly positioned first-floor wet bar with wine chilling column adjacent to a temperature-controlled, custom-crafted glass wine room.
- **Study:**
 - Executive workspace with 14'-0" floating credenza, elegant wall paneling, and custom architectural ceiling insert coverings.
- **Dining Room:**
 - Formal dining space with curated designer wallpaper, Accessible Beige trim, and detailed architectural ceiling fretwork finished in Tony Taupe.
- **Architectural Trim & Doors:**
 - Solid-core TruStile TS3000 interior doors with Cove moulding (undercut at utility spaces for proper mechanical combustion air).
 - 7-1/4" baseboards, 3-1/2" casings, and 6" crown moulding.

MECHANICAL, SYSTEMS & OUTDOOR OASIS

- **Outdoor Living Loggia (Veranda):**
 - Sprawling tile veranda with a cathedral ceiling, integrated outdoor summer kitchen (complete with a built-in gas grill and brick countertop), and a 42" Isokern wood-burning fireplace.
 - Flows effortlessly via a flush-recessed door track to a resort-style oasis complete with a custom swimming pool, spa, and integrated fire pit.
 - Comfort Upgrade: Comprehensive automated perimeter mosquito misting system along the fence lines and eaves.
- **Dedicated Mudroom:**
 - High-traffic drop zone off the side porch and garage equipped with custom lockers and an elevated.
- **Dual-Level Utility Rooms:**
 - First-floor utility room and a massive second-floor laundry/craft wing complete with built-in wrapping closets, deep upper cabinetry, and dedicated knee spaces.
- **Peace of Mind:**
 - Full-home backup generator ensures uninterrupted power to all major mechanical, security, and smart-home automation systems.
- **Advanced Smart Infrastructure:**
 - **Enterprise-Grade Network Architecture:** Dedicated, actively cooled "Network Hub" low-voltage closet on the second floor to centralize control processors, amplifier stacks, and whole-home Wi-Fi routers.
 - Smart system infrastructure pre-wired for seamless integration with premium platforms (such as Control4, Savant, or Crestron).
 - Multi-zone, high-efficiency climate control systems with seamless return-air duct styling.
 - 3 tankless gas water heaters with on-demand recirculation loops.