

DISTINGUISHED FEATURES

5,562 SQ FT • BUILT 1999

Exceptional Custom Residence • Luxury Finishes • Extensive Recent Upgrades

SIGNATURE LUXURY DETAILS

- Schonbek chandeliers with Swarovski crystals throughout
- Travertine and hardwood flooring throughout - no carpet
- 43 hurricane-rated windows installed January 2026
- Dual staircases
- Sonos whole-house audio throughout downstairs and outdoor patio
- Custom designer finishes, lighting and millwork

WHOLE-HOME COMFORT & PEACE OF MIND

- Cummins industrial-grade, water-cooled whole-home generator
- Installed May 2022
- Built-in extra electrical capacity designed to accommodate two EV charging stations
- Dedicated 2-lb property gas meter with separately run gas line from the main gas supply
- Generator professionally maintained under a Gold-Level maintenance program
- Whole-home water softener and treatment system located in garage
- Enhanced water-treatment filters beneath kitchen sink with filtered hot and cold water taps
- French drain system with powerful 5 HP sump pump discharging to front curb

GOURMET KITCHEN

- Expansive leathered granite countertops
- Custom-finished cabinetry with abundant storage
- Professional Wolf appliances
- Six-burner gas cooktop
- Double ovens
- Warming drawer
- Designer pendant lighting
- Enhanced under-sink water filtration with dedicated filtered hot and cold water taps

BEVERAGE STATION & SONIC ICE

- Scotsman “Sonic Type” ice machine, upgraded in 2025
- Dedicated water-treatment equipment
- Separate drain system located beneath the adjacent guest powder-room sink
- Leathered granite countertops
- Illuminated glass-front cabinetry ideal for displaying glassware and spirits
- Custom cabinetry providing additional beverage and entertaining storage

TEMPERATURE-CONTROLLED WINE CELLAR

- Dedicated temperature-controlled wine cellar
- Specialized HVAC equipment designed exclusively for the cellar
- Climate-control equipment upgraded September 2024
- Secure locking entry
- Designed for proper wine preservation, storage and display

FORMAL DINING ROOM

- Elegant Venetian plaster wall finishes
- Custom designer draperies
- Crystal chandelier centerpiece
- Conveniently positioned adjacent to the wine cellar for effortless entertaining

LUXURIOUS PRIMARY RETREAT

- Expansive primary bedroom with vaulted ceiling
- Recessed backlighting
- Generous sitting area

- Bay windows providing abundant natural light
- Custom blackout draperies
- Crystal chandeliers
- Direct access to the backyard
- Views overlooking the outdoor living areas

PRIMARY BATH & CUSTOM CLOSETS

- Luxurious primary bath with separate shower and bath
- Two spacious His & Hers walk-in closets
- His closet features a ceiling fan
- Her closet features a crystal chandelier
- Cedar-lined ceilings, shelving and custom built-ins
- Pull-down racks for convenient seasonal storage
- Swarovski crystal-infused cabinet hardware

EXECUTIVE STUDY / LIBRARY

- Custom built-in cabinetry and shelving
- Distinctive custom-painted world map ceiling mural
- Elegant finishes create an impressive private workspace or library

RESORT-STYLE BACKYARD

- Resort-inspired swimming pool with premium Beadcrete finish
- Spa
- Extensive travertine stone decking
- Professionally designed landscaping
- Covered outdoor sitting and entertaining area
- Sonos outdoor audio
- Full outdoor kitchen
- Outdoor fireplace
- Enhanced drainage with French drains and 5 HP sump pump
- Beautiful setting designed for both everyday relaxation and large-scale entertaining

OVERSIZED GARAGE

- Oversized two-car garage
- Durable epoxy-coated flooring
- Extensive built-in shelving and storage
- Whole-home water softener and treatment equipment
- Electrical capacity designed to accommodate future EV charging
- Oversized double-wide driveway provides additional parking

MAJOR RECENT IMPROVEMENTS

- January 2026: Entire home upgraded with 43 hurricane-rated windows
- 2025: Scotsman Sonic-Type ice machine and dedicated water-treatment equipment upgraded
- September 2024: Specialized wine-cellar climate-control equipment upgraded
- May 2022: Cummins industrial-grade water-cooled whole-home generator installed with additional electrical capacity for two EV charging stations

LOCATION & AREA CONVENIENCES

- Zoned to highly regarded area schools, including Clements High School
- Convenient to St. Laurence Catholic School
- Easy access to grocery stores, banking, fuel, restaurants, retail and everyday services
- Convenient access to the LJ Parkway and University Boulevard corridors
- Desirable location combining an established residential setting with excellent access to area amenities