

CURATED LUXURY ENHANCEMENTS

SIGNATURE ARCHITECTURAL & DESIGN FEATURES

- Madrid cast fireplace, elegantly framed by custom, cutting-edge cabinetry anchoring the living room
- Dramatic custom spiral staircase featuring ebony stain and solid redwood construction
- Cavern oak hardwood flooring throughout the home
- Porcelain countertops paired with a statement oversized island
- Extensive bespoke cabinetry thoughtfully integrated into:
 - Living room fireplace wall
 - Study
 - Entry to the primary suite
 - His & her primary walk-in closets
 - First-floor guest suite walk-in closet
 - Game room and media room
 - Walk-in pantry and laundry room

PRIMARY SUITE & SPA-INSPIRED BATHS

- Luxuriously upgraded primary walk-in shower, featuring dual custom showerheads, designer hardware, and enhanced spa-style finishes
- Jacuzzi soaking tub creating a true retreat
- Granite bathroom countertops
- 72" sateen glass enclosures with custom crescent handles in all three upstairs bathrooms
- Frameless glass shower enclosures
- Upgraded fixtures, bidets, and soft-close toilet seat

KITCHEN, UTILITY & HOME SYSTEMS

- Monogram Advantium kitchen appliance suite
- 220V cooktop with additional electrical outlets for bar area, bidets, and garage
- Dedicated garage plumbing for refrigerator and icemaker
- Whole-home water softener system
- Wine cooler installation
- Laundry room sink and updated flooring
- Additional electrical outlets thoughtfully added throughout

OUTDOOR LIVING & COURTYARD EXPERIENCE

- Back covered patio enhanced with enclosed screens, custom door, and bronze aluminum blinds
- Screened-in back porch designed for year-round enjoyment
- Custom magnetic skyline shade for courtyard sliding glass doors
- Oversized custom wrought-iron courtyard gate
- Coordinated wrought-iron fencing surrounding the backyard and back patio
- Replaced tile at back patio, front entry, and courtyard
- Garage epoxy flooring

EXTERIOR HARDSCAPE, LANDSCAPING & LIGHTING

- Custom landscaping surrounding the entire exterior of the home
- 4×14 stone-edged planters accenting the front elevation
- 24×24 concrete walkway leading to rear walking trail and lake
- Full 3' concrete walkway encircling the home
- Professionally installed stonework on both sides of the residence
- 4-inch Ameritech custom shutters throughout
- Soffit lighting enhancing architectural presence

✦ OVERALL IMPRESSION

Every enhancement was selected with intention — creating a home that feels elevated yet livable, refined yet welcoming. The result is a residence that offers both architectural distinction and everyday luxury.