

Upgrades & Features

UPGRADES AND FEATURES:

- Custom-built by quality builder Tim Grant, this exceptional luxury home (with water view!) showcases a striking stucco façade with stately columns, a circular driveway, and meticulously landscaped grounds highlighted by a stunning fountain feature, creating timeless curb appeal.
- A brick-paved driveway enhances the curb appeal while leading to an oversized three-car garage with workshop space.
- Meticulously maintained landscaping, a manicured lawn, and a mature lemon tree enhance the home's inviting outdoor setting.
- An elegant double-door entry opens to a grand foyer, where a stunning chandelier illuminates dual sweeping staircases and sets the stage for timeless luxury.
- The dining room features a striking statement chandelier, plantation shutters, and a fireplace creating an elegant setting for entertaining.
- The beautiful study showcases custom built-ins, a striking focal wall, and rich millwork creating an elegant and functional workspace.
- The elegant formal living room showcases a tray ceiling with ambient lighting, a stunning butted-glass window, and enjoys tranquil views of the poolside oasis.
- The chef's kitchen with rich wood flooring is highlighted by a striking statement ceiling and brilliant pendant lighting above the spacious breakfast bar. Premium stainless-steel appliances include a Sub-Zero built-in refrigerator, a Viking Microwave, and a 6-burner gas range with griddle. Abundant cabinetry with updated hardware, a center island, and a walk-in pantry provide exceptional storage, while a built-in wine refrigerator adds the perfect finishing touch for effortless entertaining.
- The spacious breakfast room features a wall of butted-glass windows that fill the space with abundant natural light.
- The spacious living room is highlighted by a dramatic double recessed ceiling, built-in cabinetry, a beautiful fireplace, and a wall of windows that overlooks the covered patio and resort-style pool.
- Private owner's suite features a tray ceiling, a sitting area (currently where the TV is) that overlooks the backyard, "His & Hers" closets w/cedar lined ceilings, and a wall of built-in cabinetry that houses a fishtank and a warm fireplace.
- The owner's spa-inspired ensuite bath features expansive dual vanity areas with illuminated mirrors, granite flooring, a walk-in shower with a sitting bench and dual shower heads, and stately columns beautifully frame the heated soaking tub and fireplace.
- The spacious laundry room is thoughtfully designed with a utility sink, abundant cabinetry, a built-in ironing board, and space for an additional refrigerator.
- A privately located half bath is tucked away off the hallway
- The second floor offers exceptional flexibility with a spacious game/sitting room, a dedicated theater room, and a private balcony showcasing beautiful views of the backyard. It also includes two secondary bedrooms, two full bathrooms, and an additional flex room that could easily serve as a fifth bedroom, home office, fitness room, or hobby space.
- The Game/Sitting Room features built-ins and French doors that open the balcony.



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- An incredible second-floor balcony expands your outdoor living space, ideal for hosting guests or enjoying quiet evenings overlooking the beautiful backyard.
- The impressive theater room features a spectacular 20-foot screen framed by a custom Venetian plaster surround, a projector, and a premium 2.39 aspect ratio speaker system with mounted speakers for an exceptional cinematic experience. A convenient wet bar with a sink and two beverage refrigerators makes entertaining upstairs guests effortless. (Perfect for super bowl parties!)
- Bedroom #2 features soaring ceilings, a spacious walk-in closet, and an updated ensuite bath w/ new floor & shower, creating a comfortable and inviting retreat.
- Bedroom #3 overlooks the back yard and features a walk-in closet, an extra space that is currently an office/study niche, and an updated ensuite bath w/new wood flooring, new soaking tub & plumbing fixtures highlighted by a focal venetian plaster wall.
- Bedroom #4 features a bench seat and a mirrored wall. This could easily serve as a home gym, hobby space, or a storage area.
- A generously sized covered back patio offers abundant space for entertaining, making it the perfect setting for Super Bowl parties, game-day gatherings, and special celebrations.
- Summer kitchen w/sink and fridge
- The private backyard backs to the neighboring casita, providing added privacy, and showcases a resort-style pool with tranquil fountains and a spa, creating the ultimate outdoor retreat for entertaining and relaxation. Brick pavers enhance the pool area, and the dedicated outdoor pool bath making entertaining and pool days effortless.
- Plantation shutters in many rooms
- All led lights
- Solid core doors
- Built-in speakers, 2 systems on each floor

UPDATED SINCE PURCHASE:

- Roof is approximately 3 yrs old
- The entire house was repainted
- Installed a new built-in theater with surround sound
- Kitchen updates/remodel includes a Sub-Zero built-in refrigerator, Viking microwave, backsplash, lighting, and new hardware
- 3 AC units – One was recently updated, one has an updated compressor, and one is 7 yrs old
- Total remodel of all second floor bathrooms including flooring and new pocket door
- Updated the upstairs balcony
- 2 water heaters (2023 & 2024)
- Outdoor half bath was totally remodeled
- Installed hardwood flooring in second floor hallway
- Empire Tile installed new carpet in bedrooms, downstairs primary bedroom, and in the office

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- All new LED lighting on Interior & Exterior
- Many updated light fixtures
- All new exterior ceiling fans
- New pool motors
- Removed and replaced middle garage door opener
- Restored & updated front exterior fountain and base
- Landscaping has been updated with roses
- All knobs updated

New windows to be installed

IG Unit-front of house - 3 insulated arch window units w/bars grey/clear temper safety glass

IG unit back of house - Replace 12 existing glass units in existing window frames

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