

8778 CATAMARAN WAY

Upgrades & Features

PROPERTY & LIFESTYLE

- 1.082-acre homesite with **no rear neighbors**
- Horses allowed
- Two fishing lakes, community park & sand volleyball
- 4-car split garage
- 750 sq. ft. **fully equipped guest house** with kitchen, laundry & storage
- Two primary suites
- Discreetly concealed safe room
- Oversized interior storage closet

ENERGY, TECHNOLOGY & SECURITY

- Spray foam insulation
- Energy-efficient inverter HVAC systems
- CAT6 wiring in each bedroom, with dual CAT6 drops in the living room and home office
- Pre-wired security system with **8 exterior camera drops**
- Interior & exterior wiring for surround sound
- Custom exterior façade lighting
- Aquasure whole-home water softener system
- Prox tankless water heater
- Hunter irrigation system

GOURMET KITCHEN

- Oversized custom island with abundant storage
- Double dishwashers built into the kitchen island
- ZLINE cooktop
- Frigidaire Gallery stainless steel appliance package
- Granite countertops
- Soft-close cabinetry & drawers
- Under-cabinet kitchen lighting
- Walk-in pantry with sink

PRIMARY SUITE & BATH

- Primary suite with direct access to laundry room & patio
- Bedside illumination switches
- Freestanding soaking tub
- Walk-in shower
- Granite countertops
- Moen plumbing fixtures throughout

INTERIOR DETAILS

- Wood-look porcelain tile throughout
- Two wood-burning fireplaces with gas connections available
- Dual formal dining areas perfect for grand gatherings

- Custom-designed pine plank ceiling features
- Oversized laundry room with custom cabinetry
- Granite countertops in all wet areas
- 8-foot mahogany double front doors

OUTDOOR ENTERTAINING

- Full outdoor kitchen
- Summerset gas grill
- Arctic King refrigerator
- Spacious acreage designed for entertaining
- No rear neighbors for added privacy

A RARE ACREAGE OPPORTUNITY

A thoughtfully designed custom home offering exceptional space, technology, entertaining features and a fully equipped guest house—all set on more than an acre in the sought-after Ridgelake Shores community.