

23701 Birch Grove Road | Features



ARCHITECTURAL FOUNDATION

- *Grand Scale:* 23-ft entry foyer with a statement chandelier and soaring **12-ft ceilings** on the main level.
 - *Precision Craftsmanship:* **8-ft doors paired with 10-ft transoms** create an airy, light-filled atmosphere throughout.
 - *The Centerpiece:* An architectural **curved floating staircase** dressed in White Oak with Red Oak treads and integrated LED lighting.
 - *Upper Level Elegance:* Consistent **10-ft ceilings and 8-ft doors** maintain the home's sense of scale across both floors.
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THE LIVING EXPERIENCE

The Great Room

- *Volume:* Dramatic 23-ft ceilings with a custom tongue-and-groove tray detail and an open **catwalk overlook**.
- *Ambience:* **50" wood-burning fireplace** (100,000 BTU) with gas starter, flanked by 4-ft custom White Oak built-ins.
- *Indoor-Outdoor Flow:* Massive 12' x 20' sliding glass doors that disappear to merge the interior with the estate grounds

The Executive Study

- *Privacy:* Enclosed by double White Oak sliding doors; features custom full-height built-ins with dressed tray accents and a **6' x 10' floor-to-ceiling window**.

CULINARY EXCELLENCE

Chef's Kitchen & Butler's Pantry

- *Feature Wall:* A striking 24-ft floor and floor-to-ceiling White Oak cabinetry installation.
- *Stone Surfaces:* Premium **Taj Mahal Quartzite** throughout all prep and dining surfaces.
- *Island:* An oversized **11-ft social island** featuring a 36" sink and integrated microwave drawer.
- *Prep Kitchen:* Secondary kitchen in the Butler's Pantry equipped with redundant appliances and **aluminum designer windows**.

Dining & Social Spaces

- *Dining Room:* Features a custom tray ceiling and **sliding door with pond views**.
 - *Flex/Entertainment:* Upstairs retreat with **9' x 8' sliding doors** leading to a wraparound balcony.
 - Pre-wired for a comprehensive **42-speaker** whole-home audio system.
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THE PRIMARY RETREAT

A sanctuary designed for total rejuvenation.

- *The Bedroom:* 18' x 17' footprint with an **8' x 10' picture window** and private exterior access.
 - Spa-Inspired Bathroom
 - Floor-to-ceiling luxury honed marble tile for a seamless, high-end feel.
 - **White Oak cabinetry with Taj Mahal Quartzite finishes.**
 - Freestanding soaking tub under a designer chandelier and an oversized marble shower.
 - **California-Style Closet:** A massive floor-to-ceiling cabinetry system with double rotating racks, seating area, and custom jewelry/display nooks.
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GUEST & UTILITY FEATURES

- *Ensuite Suites:* Every bedroom features a private bath with **floor-to-ceiling tiled showers**, backsplash and custom closets.
 - *Designer Utility:* Laundry room includes a **luxury dog wash station**, raised appliance platforms, and custom cabinetry.
 - *Dual Laundry:* Includes a **secondary stackable laundry** connection on the upper level for convenience.
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EXTERIOR & SYSTEMS

Curb Appeal & Outdoor Living

- *Exterior Aesthetic:* A striking blend of **Ocean Blue stone, smooth stucco, and Arctic brick (stone-like) finishes.**
- *Grand Entry:* **10-ft aluminum entry door** and a private stone-wrapped porch (14' x 6').
- *Main Patio:* Expansive covered area with a **fully equipped outdoor kitchen** (gas and charcoal grills included).
- *Sky Deck:* A generous 34' x 16' balcony overlooking the pond.

Mechanical & Efficiency

System	Specification
HVAC	Dual Systems: 4-Ton & 5-Ton units with Gas Furnaces
Hot Water	High-efficiency Tankless Water Heaters
Garage	Fully insulated 12-ft ceilings with aluminum light-view windows
Expansion	Fully conditioned (HVAC) flex space with water, gas, and electric hookups
Irrigation	Full-property coverage system installed

