



16815 Southern Oaks Drive Upgrades and Features

Grand Entry & Main Living Areas

Impressive main entry with soaring tray ceilings
Extensive picturesque windows with amazing views
Spacious, open-concept living areas
Three fireplaces throughout the home
Recent carpet throughout
Beautifully manicured grounds
Gated street and gated driveway/entry
Spacious, private cul-de-sac lot
Located on golf course with water views
Extended travertine floors

Primary Suite

Large, spacious primary bedroom
Fireplace and dedicated seating area
Dramatic tray ceilings
Large picture windows
Exceptional three-level his-and-her primary closets
Custom built-ins throughout the closets

Kitchen

Open kitchen designed for entertaining
Large center island
Sub-Zero refrigerator/freezer
Updated kitchen cabinetry
Recent cooktop
Recent exhaust fan
Additional newer appliances
Modern, refinished cabinets

Entertainment & Upstairs

Large game room
Wrap around balcony overlooking backyard and golf course
Large dedicated movie/theater area with tray ceiling
Upstairs wet bar with included refrigerator
Spacious wine cellar with included refrigerator
All secondary bedrooms feature large walk-in closets attached bathrooms
Custom cabinetry and built-in dressers in bedroom closets

Office

Dedicated office with extensive built-ins-cabinetry and desk with large closet

Laundry & Storage

Spacious laundry room
Extensive storage
Washer and dryer included with space for extra refrigerator

Garage

Oversized six-plus-car garage
Abundant built in storage
Dedicated work area
Room for vehicle lifts if desired
Exceptional space for car enthusiasts, collections, workshop, or additional storage

Outdoor Living & Recreation

Large pool, 3/4-acre lot
Beautifully manicured grounds
Gated street and gated driveway/entry
Private multi-sport court featuring:
Pickleball
Basketball
Volleyball
Tennis

Major Updates

3 air-conditioning units replaced within the past five years
HVAC systems recently serviced
Recent carpet throughout
Recent cooktop
Recent exhaust fan
Updated kitchen cabinetry
Recent appliances
Sub-Zero refrigerator/freezer
Included washer and dryer
Included refrigerators in wine cellar and upstairs bar