



## FEATURES & UPGRADES

# 36 Saddlebrook Court

*French-style estate on over 6 acres · Saddlebrook Estates*

### THE RESIDENCE

- Seven bedrooms, each with an ensuite bath; nine full and three half baths
- 13,233 sq ft main residence on a 274,096 sq ft lot
- Gated, premier Saddlebrook Estates neighborhood
- Multi-generational living with full guest quarters
- 4-car garage with built-in storage

### OLD-WORLD CRAFTSMANSHIP

- Marble entry and front staircase with hand-crafted railing and balconies
- 18th-century Venetian plaster technique on walls and trim throughout
- Custom plaster moldings with hand-stenciling
- Custom antique lighting and fixtures throughout
- Antique pecky cypress wood doors
- Reclaimed hand-hewn wood beams in the kitchen and family room
- Reclaimed Saltillo tile in the kitchen, bar, breakfast area and family room
- Family room chandelier on a lift for easy access and cleaning

### PRIMARY SUITES

- Primary suite with Venetian plaster walls and molding
- Spa-style freestanding soaking tub in a hand-stenciled alcove
- Marble shower with dual shower heads and shaving bench
- Dual closets with closed storage and packing island
- Secondary primary suite on the first floor with double-door entry

### KITCHEN & BAR

- Osborne custom kitchen with Top Knobs hardware
- Hand-carved Bombay wood center island
- Sub-Zero refrigerator and freezer with panel fronts
- Double ovens and professional gas cooktop
- Custom stone fireplace and vent hood
- French hand-painted tile backsplash in the kitchen and bar
- Bar with custom cabinetry, wine chiller and wine glass storage

### LIBRARY, GAME ROOM & FLEX SPACES

- Library with custom millwork, built-ins and balcony
- Game room with wet bar, built-ins and balcony with seating
- Hobby or flex room with storage and desk area
- Toile wall coverings in the first-floor powder bath

### GUEST HOUSE

- 1,632 sq ft guest house with full kitchen and family room
- Bedroom with ensuite bath

### OUTDOOR LIVING

- Pool and spa
- Covered veranda with outdoor kitchen and dual-sided fireplace
- Stone firepit with multiple patios and seating areas
- Putting green and sports court
- Fountains and antique planters with irrigation