

## FEATURES 1024 PIN OAK LANE

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### THE MAIN RESIDENCE

- o 3 bedrooms/3.5 bathrooms
- o 5 furnaces geo-thermal supported
- o 2 water heaters
- o 2 gas fireplaces

### FRONT DOOR ENTRY

- o solid mahogany doors -slate tile with imbedded quotes
- o 9' Arched French Doors

### LIVING ROOM

- o Gas vented fireplace -cultured stone
- o white oak hardwood floor
- o solid maple cabinetry surrounding fireplace
- o Ceiling to floor windows to deck
- o Recessed lighting
- o Ceiling fan

### SUNROOM

- o Sliding doors to outside deck
- o Wall of French doors and windows
- o Ceiling fan
- o Solid maple doors

### LIBRARY

- o White Oak hardwood floor
- o Built in maple wall bookcase with sliding ladder

### FORMAL DINING ROOM

- o White Oak hardwood floor
- o Pocket door to kitchen
- o Large beautiful crown molding

### KITCHEN

- o white oak hardwood floor
- o Custom stained glass pantry
- o Built-in desk area
- o Instant hot and built in filter -seating area at two tier island-granite counter tops
- o Garbage disposal
- o 54" high cabinets with lighted windows in doors
- o Slate back splash
- o Appliance garage
- o Stainless Steel Appliances: Viking 54 bottle wine cooler -Kitchen Aid counter depth refrigerator, Bosch 4 burner propane cook-top, Viking range hood, Master Chef Miele convection and steamer ovens, Miele dishwasher
- o Butler station

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### **MASTER BEDROOM**

- Bamboo floor
- sliding doors to deck
- accent wall of sea grass wallpaper
- Custom natural wooden closet with an abundance of closet rods
- Swing out plantation blinds
- Custom natural wooden closet with crown molding
- Folding table w/ pull out drawers
- Shoe racks galore
- Sitting bench with built in drawers
- Built in ironing board in drawer
- Valet rod

### **MASTER BATHROOM**

- Ultra bail bubbler tub
- Double elevated sinks w/ wall mount faucets
- walk-in limestone shower with
- Rain shower- shower head
- Built in custom pine cabinetry
- Slate tile floor

### **GUEST BEDROOM**

- Victorian pedestal lavatory
- Walk-in closet w/ custom organizer

### **GUEST ROOM**

- Window seat in dormer
- Walk in closet w/custom organizer

### **JACK N JILL BATHROOM**

- White wooden wainscot
- Porcelain tub with subway tile enclosure
- White tile flooring
- Built-in cabinets

### **WALK OUT FAMILY ROOM (lower level)**

- granite countertop bar w/ full sink & drop lights
- Under counter ice maker
- Microwave -mini fridge
- Slate backsplash
- Bead board on walls with Colorado lodge feel
- Stone fireplace (gas)
- Custom walnut cabinets
- Cedar tongue n groove plank ceiling
- Slate tile floor in bar
- Ceiling fan

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### **GAME ROOM**

- Café style window treatments
- Entertainment cabinet
- Recessed lighting

### **EXERCISE ROOM**

- Mounted TV
- Recessed can lighting

### **LOCKER ROOM BATH AREA FOR POOL**

- Built in lockers that accommodates 6 coats and 6 drawers for guests
- Slate tile floor
- Full bath with separate toilet and floor to ceiling slate full length shower with bench
- Coffered ceiling
- Door to pool

### **Miscellaneous**

- Two utility rooms
- One with walk out to court yard and pool

### **THE GARAGE**

- Oversized two car garage with built-in storage cabinets
- Dry wall and insulation w/pass thru to A or C

### **THE SECOND RESIDENCE**

- 2 bedrooms/3.5 bathrooms
- 2 furnaces
- 2 water heaters
- 1 fireplace
- Pool area access to kitchen w/ custom kitchen cabinetry
- Full bathroom with custom shower door and laundry facilities with built in ironing board

### **MAIN RANCH**

- KITCHEN –custom maple cabinets
- Black appliances, GE microwave, Amana 30 inch range and refrigerator, Kitchen Aid dishwasher silestone counter tops -4x6 ft. island –insta-hotwater –filtered water
- Desk area
- Closet pantry
- White oak floor
- Custom maple divider and trim in dining room

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### **LIVING ROOM/FOYER**

- Front door to pool area w/ ceramic tile floor
- Ventless fireplace
- Custom TV cabinet above fireplace
- Floor to ceiling windows
- Beautiful view of back of property
- Large closet
- Back door to back yard with access to unfinished basement

### **MASTER BEDROOM/MASTER BATHROOM**

- Three custom walk in closets
- Stained Glass Overlay window w/matching flower arrangement
- Walk in shower with rain shower head
- Garden tub
- Comfort toilet
- 18" French doors at bathroom

### **OFFICE/LIBRARY**

- Walk in closet and wall of shelves

### **BASEMENT**

- Rough in plumbing for additional bathroom
- Insulated, dry walled and painted
- 2 200 amp electric panels
- Walk-out to stamped concrete patio

### **EFFICIENCY RESIDENCE**

- BEDROOM -living room w/ built in TV cabinet
- Walk in closet
- Full bathroom with comfort toilet
- Cultured marble shower
- Pneumatic/air compressed doors dividing living spaces

### **POOL/MECHANICAL ROOM**

- Approx. 8000 gal gunnite heated mineral salt water pool w/ beachfront(0 degree)entry, waterfall, and self-cleaning floor (low maintenance)and custom cover non-skid tie around pool and wrought iron fence
- Raised stone gunnite heated mineral salt water hot tub
- Two propane gas heating units
- Four Pentair motors including three pumps, filter , backwash and 200 amp service

### **THE DETACHED GARAGE**

- Two car oversized (30x40) detached garage
- 200 amp service (breaker box)
- Dry wall and insulated
- 220V outlet for welder

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### **Additional Amenities:**

- Full brick home (over 90,00 bricks) w/ architectural shingled roof
- An abundance of concrete driveway and parking
- Phantom(wall based) sound system in main house and courtyard
- Cat 6 wiring throughout
- Hardwired ADT Alarm system – hardwired smoke detectors –carbon monoxide detectors – motion detectors (A and C)
- Media room (A)
- Salt water pool and hot tub
- Five Geo-Thermal Florida Heat Pump (A-3 and C-2) with 16 vertical wells
- Culligan System (A and C)
- Three Propane gas fireplaces ( two vented-A and one ventless C)
- DSL-High Speed internet (A) with jumper router to (C)
- All interior doors are three foot wide and interior steps are 5 inches high (C)
- Two septic Tanks
- Central Vac (A)
- Landscaped Lighting
- 2x6 Construction
- Well with 5 H.P. pump and two 250 gallon reservoirs (A)
- Four 50 gallon water heaters (2-A and 2-C) all with geo-thermal back-up
- Anderson windows throughout
- Custom closets throughout
- 5 1/4 baseboards
- Breaker Box Locations: 2-400 amp (A) garage connector 1-200 amp (B) 2-200 amp (C)
- Circle drive
- Street Lights and accent lighting/Recessed lighting throughout and many dimmer switches