

15860 GLENDALE LANE



HIGHLIGHTS

KITCHEN

Kitchen is a chef's dream, overlooking the pool and family room.

- Two oversized islands
 - Handmade 48" copper farmhouse workstation sink and additional copper sink in second island <https://www.rachiele.com/custom-copper-sinks-made-in-the-usa>
- All "EXOTIC LEVEL" granite tops with soft cut rounded corner/edges
- Waterstone 5600 pull-out bronze faucet system <https://www.build.com/waterstone-5600-4/s764035?uid=1961344&searchId=oOc2bcnVhG>
- Soft close doors and cabinets and lazy susans in the corners

APPLIANCES

- 36" Miele Refrigerator <https://www.refrigeratorexpert.com/miele-independence-K1901VI.html>
- 36" Miele Freezer with Icemaker <https://www.designerappliances.com/miele-f1911vi.html>
- 60" Wolf Oven Range- 4 Large Gas Burners, Griddle and Grill [60" Dual Fuel Range - 6 Burners, Infrared Charbroiler and Infrared Griddle](#)
- Dual ovens, Gas/Electric Dual Fuel appliance/wall mount pot filler

- 30" Miele combo Speed Oven/Microwave w/full digital interface [H6870BM | Miele 30" Speed Oven, M Touch Controls - PureLine Design, Clean Touch Steel](#)
- Miele CVA6805 Coffee Maker/ Cabinet Integrated/ Piped for Water <https://www.designerappliances.com/miele-cva6805.htm>
- Miele 24" Stainless Steel Tri-Level Multistage wash Dishwasher <https://www.ajmadison.com/cgi-bin/ajmadison/G4926UCLST.html>

LAUNDRY ROOM

- Matching front load LG Turbowash Washer/Dryer oversize capacity with steamer settings https://www.lowes.com/collections/LG-TurboWash-Stackable-Steam-Cycle-Front-Load-Black-Steel-washer-Dryer/GR_6934
- Includes 2nd pedestal micro washer "LG Sidekick" [LG 29 in. 1.0 cu. ft. SideKick Laundry Pedestal Washer with Slim DirectDrive motor and 3-Motion Technology in Black Steel WD200CB - The Home Depot](#)

PRIMARY SUITE

- "Glam Room" style closet, granite tops on drawer island and seated vanity cabinet
- Additional 8'x12' closet with door and wired shelves
- Dual vanities with bronze waterfall faucets and copper sinks
- Soaker Jacuzzi Jet tub with a pull-out handheld spray faucet (tub power access panel)
- Dual shower stations- programmable with Kohler DTV controls for head selection and temperature and 6 variably controlled rain heads in the ceiling (pre-wired 220v for steam generator system) <https://www.studiokohler.com/en-us/bathroom/showers/valves-trims/99693-p?sku=K-99693-P-NA>

GARAGE/ CUSTOM GAME ROOM

- Custom decorated game/ party room
- 9' Brunswick professional grade pool table
- Numerous real antiques ranging from recent to over 175 years old, including working player piano (from between 1879-1899)
- Custom pool light was fabricated from a Pennsylvania rail yard block and tackle hoist system used to load rail cars in the early 1800's
- Large gym area with mirrors
- Additional room can be used as home office
- Garage door is framed in for easy reinstallation, easily made back into 5 car+ garage
- 75" flatscreen TV with soundbar and bass system.

UBIQUITY FULL HOME AUTOMATION SYSTEM- included, but not warranted.

<https://simpleflytech.com/2021/07/14/unifi-smart-home>

Full rack system includes 8 exterior cameras, all fully automated with 24hr constant video and audio recording. Fully charged full Wi-Fi signal to the entire living space inside and outside of the home. The tech company that installed the system has agreed to do a system set-up and streamline for the new clients. The seller will pay his initial training expenses for the transfers. Point to point amplifiers/receivers in each area of property allow master access to track any and all IP addresses or devices within range of the Wi-Fi used on entire property. Additional display for cameras is featured on the wall mount display monitor next to kitchen for full time access to all feeds Realtime/Live.

Includes WIFI amplifiers to ensure all exterior entertainment areas have signal.

POOL SPECIFICATIONS

RESORT-STYLE saltwater lagoon pool with spa and sub-surface firepit.

- Fully automated Pentair Digital Control System
- Fully controllable from smart phone or tablet
- 65k Salt generator
- (2) Pentair VSX commercial pumps
- (2) 320sqft cartridge clear filters
- (2) 220v Hi- power air blowers for the spa
- Pentair 40k BTU gas heater
- Additional 3" Schedule 40 PVC plumbed to rear of pool for future water feature expansion/waterfall/slide etc.
- 14' diameter firepit seating for 10+ people
- Wood burning firepit (propane conduit is run for future use)
- Over 10 Microbrite color LED lights throughout pool
- (2) submerged barstools at firepit, pool table with umbrella barside
- Three mosaic floor tiles; (1) large sea turtle, (2) stingrays
- Spa seats 10 comfortably
- Approx. pool size - 52' long x 26' wide (free form average)

CABANA / COVERED BAR AREA

Resort style pool, complete with air-conditioned cabana, fire pit, spa, outdoor seating areas, and bar.

- Air-conditioned cabana with entry door and pocket hurricane sliding doors
- 3rd full bath is a pool bath/ "wet room" with sink, shower and toilet- also includes a custom Jack Daniels barrel copper sink vanity
- Pool storage area with 5'x 8' rollup door
- Granite countertop in outdoor bar area
- (3) stainless steel drawers and 2 large cabinets
- Concrete footers poured for future screen enclosure

GENERAL ITEMS

- Standing seam Kynar coated metal roof with powered attic vents
- All windows and doors are hurricane rated
- All sliding doors fully pocket and living room doors are "zero corner" for seamless transition to the exterior pool area pool pump and
- 250-gallon propane tank installed by pool pump area
- Gas lines installed: (2) instant hot, tankless water heaters, pool pump and range/oven
- Gas lines run for future use on lanai for outdoor kitchen and or an outdoor fireplace on patio and in the firepit
- Complete full house reverse osmosis water treatment system (hose at entry also hooked to system)
- Oversized water tank
- Light sensitive "guard light" in storage area, plus additional motion sensitive lights and 360- degree remote controllable cameras
- Electrical conduit buried from electric panel in cabana to the concrete retaining wall for future 110v exterior lighting
- Main yard area around house fully irrigated-7 zones - Rainbird
- 2-hp well pump- for the home- (irrigation is direct well water not R/O)
- Hot/cold water and a drain pre-piped for outdoor kitchen on lanai

INSPECTIONS

- Home Inspected By Higher Level Inspections- Gary Green
- Pool and Spa Inspected by Floridas Finest Pools