

INTRODUCTION TO TWIN PALMS

TWIN PALMS IS A BREATH TAKING WATERFRONT ESTATE LOCATED ON PALMA SOLA BAY CONNECTED TO THE GULF OF MEXICO VIA THE INTRACOASTAL WATERWAY.

BUILT IN 2002 AND EXTENSIVELY RENOVATED IN 2011, THE WALLED ESTATE ENCOMPASSES OVER 1.2 TROPICAL ACRES WITH OPEN WATER FRONTAGE ON BEAUTIFUL PALMA SOLA BAY. TRULY A BEAUTIFUL SCENIC AREA AND WILDLIFE REFUGE.

THIS PICTURESQUE WATERFRONT LOCATION ON PALMA SOLA BAY HAS DIRECT ACCESS TO THE WATER AND IS IDEAL FOR WATER SPORTS, BOATING, FISHING SKIING WAKEBOARDING, TUBING, JET SKIING AND KAYAKING.

ROBINSON PRESERVE IS JUST A SHORT PADDLE AWAY AND OFFERS SEVERAL MILES OF WALKING, BICYCLING AND KAYAKING TRAILS FOR OUTDOOR ENJOYMENT. WILDLIFE OBSERVATION AREAS ARE LOCATED THROUGHOUT. KAYAK ACCESS IS CONVENIENT FROM THIS PROPERTY ACROSS THE BAY. JUST PUT-IN FROM YOUR PRIVATE DOCK AND NEVER LEAVE THE WATER. HIKING TRAIL PARK ACCESS IS LOCATED JUST OFF WEST MANATEE AVENUE.

TWIN PALMS IS LOCATED ONLY 4 MILES FROM MANATEE BEACH AND THE GULF OF MEXICO FOR SWIMMING AND RECREATING. THE GULF, IS ONLY 5 MILES BY BOAT VIA THE INTRACOASTAL WATERWAY TO THE GULF OF MEXICO. CONNECTED BY DEEP WATER WITH THE HOME MOORING POINT LOCATED WITHIN THE PROTECTED BAY, THIS IS CERTAINLY A BOATERS PARADISE.

THIS MAGNIFICENT NEO-MEDITERRANEAN HOME IS SECURED BY A LAVISHLY LANDSCAPED CUSTOM WALL WITH WROUGHT GATES AND DISTINCT HAND FORGED LIGHTING. ENTERING UNDER THE LEGACY OAK UMBRELLA, THE EXQUISITELY MAINTAINED HOME RESTS WELL BACK FROM THE STREET WITH AN OLD CASTLE BRICK PAVER DRIVE CIRCLING THE BEAUTIFUL TUSCAN STYLE FOUNTAIN AND LANDSCAPED ISLAND.

THE WEST WATERFRONT AREA OF THE ESTATE INCLUDES A LARGE CUSTOM POOL AND SPA WITH A WATERFALL FEATURE. THE OPEN POOL LANAI IS ADJACENT TO THE COVERED LANAI WITH SPACIOUS SEATING IN FRONT OF THE ROMANTIC STONE FIRE-CRYSTAL FIREPLACE AND ATTACHED OUTDOOR KITCHEN. THE ENTIRE LANAI AREA OVERLOOKS THE ONE-OF-A-KIND WATERFALL AND LAGOON DESIGNED AND INSTALLED BY LUCAS CONGDON OF LUCAS LAGOONS. A CHARMING STONWORK BALUSTRADE BRIDGE LEADS FROM THE YARD TO THE SPACIOUS UPLAND VIEWING AREA ADJACENT TO THE WATER FEATURE.

A PAVER PATHWAY LEADS FROM THE LANAI TO THE PRIVATE DOCK WALKWAY AND TO THE DOCK PLATFORM AND BOAT LIFTS—ALL PRIVATE AND SECURE. THE WATERSIDE FRONTAGE IS SECURED BY A MATCHING FENCE WITH LOCKED MAN GATES THAT PROVIDE BAY ACCESS.

EXTERIOR FEATURES:

OVERVIEW:

- + STONE LIONS ON ENTRY PEDESTALS.
- + METICULOUS LANDSCAPE AND GROUNDS WITH LEGACY LIVE OAK CANOPY.
- + GIANT PALMS AT ENTRY.
- + MAJESTIC STONEMWORK TUSCAN STYLE FOUNTAIN.
- + STONEMWORK CUSTOM LION WALL FOUNTAIN.
- + UNOBSTRUCTED WATER VIEWS AND ACCESS.
- + ARCHITECTURAL MEDITERRANEAN STYLE PRIVACY AND SECURITY WALL WITH ELEGANT LIGHTING AND LANDSCAPE FEATURES.
- + CUSTOM WROUGHT GATES FOR PRIVATE ENTRY WITH OLD CASTLE SEALED PAVER DRIVE AND WALKWAYS. FULL CONCRETE SLAB STRUCTURE BELOW PAVERS FOR DRIVE AND WALKWAY STABILITY AROUND HOME.
- + CUSTOM WALKWAY AND DRIVE GATES WITH ELECTRONIC ENTRY KEYPADS.
- + CUSTOM STONEMWORK CORINTHIAN COLUMN ENTRY, KEYSTONE AND ACCENTS.
- + PHILIPPINE SHELL STONE AT FRONT ENTRY, LANAI AND POOL DECK ACCENTED WITH TRAVERTINE.
- + LEADED GLASS DOUBLE FRONT DOORS AND SIDELIGHTS WITH CUSTOM LEADED GLASS TRANSOM.
- + COVERED LANAI AND OPEN POOL DECK OVERLOOKING A LARGE BACK YARD WITH PLUSH ZOYSIA TURF.
- + STONEMWORK ARCHED BRIDGE PROVIDING ENTRANCE TO THE UPLAND AREA AND REMARKABLE WATERFALL FEATURE BY 'LUCAS LAGOONS'.
- + 'BOSE' HOME SOUND SYSTEM OUTDOOR SPEAKERS THROUGHOUT LANAI AND GROUNDS.
- + ARCHITECTURAL SHELL CONCRETE SIDEWALK OUTSIDE GATED AREA AT ENTRY.
- + MEDITERRANEAN TILE ROOF.
- + ALUMINUM SOFFITS.
- + MATCHING MAILBOX PEDISTAL.

LANAI:

- + TROPICAL LANDSCAPING WITH STUNNING PLUMERIA UMBRELLA AT POOL DECK.
- + COVERED AND PARTIALLY ENCLOSED WITH WINDOW OPENINGS AND STONEMWORK FEATURES.
- + 'BOSE' OUTDOOR LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + PREWIRED FOR TELEVISION.
- + CUSTOM GAS FIREPLACE WITH FIRE CRYSTALS.
- + DECORATIVE OUTDOOR ACCENT CURTAINS.
- + PREMIUM OUTDOOR CEILING FAN.
- + ELEGANT STONEMWORK FIREPLACE.

OUTDOOR KITCHEN:

- + GRANITE WORK AREA COUNTER TOP WITH SINK.
- + STONEMWORK BACKSPLASH AND WALL TOP.
- + UNDER COUNTER REFRIGERATOR.
- + GAS STAINLESS STEEL BUILT-IN GRILL.

POOL AND SPA:

- + BEAUTIFUL WATER VIEWS FROM EVERY AREA.
- + NINE FOOT DIAMETER OCTAGONAL SPA.
- + SPACIOUS MULTI LEVEL TERRACE AROUND POOL.
- + PRIVACY WALL WITH DECORATIVE STONEMWORK LION PLANTER AND DECORATIVE FEATURES.
- + POOL FINISHED WITH PEBBLETECH RIVER GRAVEL AND DECORATIVE ACCENT TILE.
- + SHALLOW POOL BEACH PLATFORM ENTRANCE WITH UMBRELLA INSERT.
- + PENTAIR PREMIUM INTELlichlor SALT SYSTEM FOR PROPER HEALTH ENVIRONMENT AND EASE OF MAINTENANCE.
- + GAS POOL HEATER.
- + LED LIGHTING IN POOL AND SPA.
- + OUTDOOR SHOWER ADJACENT TO POOL.
- + ENERGY EFFICIENT VARIABLE SPEED POOL PUMP WITH ELECTRONIC CONTROL.
- + UPGRADES INCLUDE AUTO-FILL, DUAL SKIMMERS, CLEANING ROBOT, OVERFLOW DRAIN AND BORDER ACCENT TILES.
- + 'BOSE' OUTDOOR LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.

PRIVATE DOCK AND LIFT:

- + 40,000 POUND BOAT LIFT WITH CUSTOM ALUMINUM ACCESS WALKWAY.
- + DUAL JET SKI OR KAYAK LIFT.
- + 100 AMPERE DOCK POWER PEDESTAL.
- + 'EVERGRAIN' CONSTRUCTION FOR ALL WALKWAYS AND PLATFORMS DESIGNED FOR SALTWATER EXPOSURE.
- + ANODIZED ALUMINUM RAILING ENCLOSING THE ENTIRE 300 FOOT WALKWAY.
- + PRE-INSTALLED CONDUITS FOR FUTURE ELECTRICAL, COMMUNICATION OR DEDICATED SECURITY ZONES.
- + LARGE PLATFORM WITH TEAK SEATING.
- + WEATHERPROOF STORAGE BOX.

LANDSCAPE AND GROUNDS:

- + PREMIUM ZOYSIA TURF.
- + AUTOMATIC MULTI-ZONE SPRINKLER SYSTEM
- + PRIVATE WATER WELL FOR IRRIGATION, POOL AND OUTDOOR WATER FEATURES.
- + WELL WATER TREATMENT SYSTEM FOR POOL AND WATER FEATURE USE.
- + 1000 GALLON BELOW GRADE PROPANE GAS STORAGE TANK.
- + ARCHITECTURAL LANDSCAPE LIGHTING SYSTEM.
- + CHRISTMAS LIGHTING CIRCUITS AND CONTROL TO WALL.
- + CHRISTMAS LIGHTING OUTLETS ON FRONT EXTERIOR OF HOME.
- + AUTOMATIC SECURITY LIGHTING AND CONTROL FOR WALL AND GATE LIGHTS.
- + CUSTOM HAND CRAFTED 'KREISSLE FORGE' WALL AND GATE LIGHTING FIXTURES.
- + CUSTOM STONEMWORK THROUGHOUT THE WALL AND EXTERIOR OF THE PROPERTY INCLUDING COLUMNS, WINDOW ACCENTS, BALUSTRADE, ETC.
- + MULTIPLE ALEXANDRA PALMS THROUGHOUT THE PROPERTY.

UPLAND AREA:

- + 'LUCAS LAGOONS' WATERFALL AND ROCK FEATURES.
- + BRICK PAVER SEATING AREA.
- + STONEMWORK ARCHED BALUSTRADE BRIDGE.
- + WATER AND BEACH ACCESS.
- + WATERFALL, BASIN AND LANDSCAPE ACCENT LIGHTING.

INTERIOR FEATURES:**ENTRYWAY AND FOYER:**

- + 28 FOOT HIGH ENTRY WITH DISPLAY SHELVES AND LED ACCENT LIGHTING.
- + CRYSTAL CHANDELIER AT ENTRY WITH CEILING MEDALLION.
- + 'SCHONBEK GRAND' CRYSTAL CHANDELIER CENTERED IN FOYER.
- + STONEMWORK CUSTOM LIGHTED WALL NICHE.
- + STONEMWORK LIGHTED SEE-THROUGH ALCOVE OPENING WITH CUSTOM ORNAMENTAL IRON WORK TO WINE CELLAR.
- + DECORATIVE RAILING PROTECTING SECOND STORY BALCONY VIEWING AREA.
- + STONEMWORK CUSTOM CORINTHIAN COLUMNS ON EACH SIDE OF FOYER.
- + GRANITE FLOOR ACCENTS AT ENTRY.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + SOLID CHERRY WOOD STAIRWAY WITH CUSTOM ORNAMENTAL RAILING.
- + FLOOR TO CEILING 12 FOOT WALL TO WALL GLASS DOORS THAT CREATE A SPECTACULAR OPEN WATER VIEW. GLASS DOORS STACK OPEN FOR A INDOOR / OUTDOOR ENTERTAINING VENUE.
- + HALF BATH CONNECTING FROM FOYER TO POOL AND SPA AREA.

KITCHEN:

- + 'SCHONBEK' CRYSTAL CHANDELIER WITH MIRRORED CEILING MEDALLION CENTERED OVER ISLAND.
- + CUSTOM "DISAPPEARING" BUILT-IN TELEVISION COORDINATED WITH FAMILY ROOM AND A RETRACTABLE MAPLE FRONT MATCHING CABINETS.
- + 'BOSE' BUILT IN LIFESTYLE SPEAKERS FOR TELEVISION AND MUSIC WITH SEPARATE REMOTE CONTROL.
- + 'SUB-ZERO' SIDE BY SIDE FULLY INTEGRATED REFRIGERATOR AND FREEZER WITH DOOR MOUNTED REVERSE OSMOSIS WATER AND ICE STATION.
- + 'WOLF' GAS RANGE AND GRIDDLE.
- + 'WOLF' BUILT-IN MICROWAVE AND CONVECTION OVEN.
- + 'MIELE' BUILT-IN CONVECTION OVEN.
- + 'MIELE' FULLY INTEGRATED BUILT-IN WARMING DRAWER.
- + 'MIELE' FULLY INTEGRATED BUILT-IN DISHWASHER.
- + INTEGRATED TRASH COMPACTOR.
- + CUSTOM LIGHTED TRAVERTINE NICHE AND WALLS ABOVE COUNTERS AND RANGE TOP.
- + CENTRAL VACUUM DUSTPAN INLET.
- + GRANITE COUNTERTOPS.

KITCHEN CONTINUED:

- + SOLID GLAZED MAPLE CABINET DOORS WITH VARIED ELEVATIONS AND CROWN MOLDING.
- + CUSTOM INTEGRATED MAPLE RANGE HOOD, SPICE DRAWERS AND STEP LADDER CLOSET.
- + BUILT-IN MAPLE STORAGE PANTRY.
- + BUILT-IN LIGHTED KITCHEN OFFICE DESK WITH MAPLE CABINETS.
- + INTEGRATED COUNTERTOP APPLIANCE GARAGE WITH ADDITIONAL SPICE DRAWERS ABOVE.
- + LED LIGHTED, LEADED GLASS ACCENT CORNER DISPLAY CABINET.
- + LED UNDERCOUNTERED ACCENT LIGHTING.
- + ISLAND IS MATCHING GRANITE TOPPED MAPLE CABINETRY WITH CAST IRON SINK AND INSET WITH KITCHEN STOOL.
- + DOUBLE UNDERCOUNTERED CAST IRON SINK WITH DISPOSER.
- + REVERSE OSMOSIS WATER TREATMENT SYSTEM WITH FAUCET AND DIRECT LINE TO REFRIGERATOR FREEZER.
- + RAISED BREAKFAST BAR SEATING WITH GRANITE TOP AND CRYSTAL LIGHTING FIXTURES ABOVE.

BREAKFAST NOOK:

- + 'SCHONBEK MILANO' CRYSTAL CHANDELIER WITH CEILING DRAPERY ACCENT.
- + BUILT-IN WALL DISPLAY SHELF WITH VENETIAN PLASTER ACCENTS.
- + AQUARIUM GLASS WINDOW WITH STUNNING VIEWS OVERLOOKING PALMA SOLA BAY AND POOL / SPA AREA.
- + TRAVERTINE WINDOW SILLS.

WINE CELLAR AND TASTING ROOM:

- + SPECTACULAR STONEMASONRY WALLS, ALCOVE, ACCENTS AND ARCHES.
- + 20 FOOT HIGH CIRCULAR CEILING WITH 360 DEGREE LED LIGHTED DISPLAY SHELF.
- + CUSTOM WROUGHT IRON FRONT AND ENTRY.
- + CUSTOM WROUGHT IRON ARCHED DOUBLE ENTRY DOORS. SECURE AND LOCKABLE.
- + FULLY DIMMABLE ACCENT LIGHTING THROUGHOUT.
- + CRYSTAL CHANDELIER CENTERED ABOVE STONE FLOOR MEDALLION.
- + ORNATE CUSTOM HAND CRAFTED EUROPEAN CEILING.
- + CUSTOM STONE FLOOR.
- + SUB-ZERO FULLY INTEGRATED CHERRY WINE CELLAR WITH GLASS DOOR DISPLAY AND DUAL ZONE TEMPERATURE CONTROL.
- + SUB-ZERO FULLY INTEGRATED CHERRY UNDER COUNTER BAR REFRIGERATOR.
- + CUSTOM MARBLE COUNTERTOP AND WINDOW SILL.
- + CUSTOM HANGING WINE GLASS HOLDERS AND WINE ACCESSORY CHERRY CABINETS.
- + CUSTOM WINDOW TREATMENT WITH SHEERS, DRAPES AND VALANCE.

GREAT ROOM:

- + CUSTOM HONEY MAPLE WOOD ENTERTAINMENT CENTER.
- + ENTERTAINMENT SYSTEM WIRED FOR AUXILIARY POWER DURING OUTAGES.
- + CAT5E WIRING.
- + 'BOSE' HOME THEATER SOUND SYSTEM.
- + BUILT-IN HONEY MAPLE CABINETS.
- + BUILT-IN SHELVES WITH VENETIAN PLASTER AND LED LIGHTING ACCENTS.
- + 'CASABLANCA' CEILING FAN.
- + HIGH TRAY CEILING WITH WOOD CROWN MOLDING AND INDIRECT LED ACCENT LIGHTING.
- + CENTRAL VACUUM OUTLET.
- + IN-FLOOR ELECTRICAL AND DATA OUTLETS.
- + TWO WALLS OF 12 FOOT, 90 DEGREE DISAPPEARING SLIDING GLASS DOORS FOR UNOBSTRUCTED MAGNIFICENT WATER VIEWS.
- + HUNTER DOUGLAS RETRACTABLE PRIVACY PANELS.
- + 'BOSE' BUILT IN LIFESTYLE SPEAKERS FOR TELEVISION AND MUSIC WITH SEPARATE REMOTE CONTROL.
- + CUSTOM WINDOW TREATMENT WITH SHEERS, DRAPES AND VALANCE.

GUEST BEDROOM / GREAT ROOM BATH:

- + TWO 8 FOOT RAISED PANEL SOLID CORE POCKET DOORS.
- + GRANITE COUNTER TOPS.
- + PREMIUM FIXTURES.

GROUND LEVEL GUEST BEDROOM:

- + BUILT-IN DESK, CABINETS AND BOOK SHELVES GRANITE COUNTERTOPS.
- + BUILT-IN WINDOW SEAT.
- + WALK-IN CLOSET.
- + 8 FOOT RAISED PANEL SOLID CORE DOOR WITH HISTORIC HARDWARE.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.

EXECUTIVE OFFICE:

- + VAULTED CEILING WITH DISPLAY SHELF.
- + OFFICE COPY MACHINE CLOSET WITH BUILT-IN STORAGE SYSTEM.
- + WIRED FOR AUXILIARY POWER DURING OUTAGES.
- + CAT 5E WIRING.
- + DUAL, 8 FOOT RAISED PANEL SOLID CORE FRENCH ENTRY DOORS WITH HISTORIC HARDWARE.
- + FLUTED DOOR TRIM WITH ROSETTES.
- + WAINSCOT PANELING.
- + CUSTOM WINDOW TREATMENT WITH SHEERS, DRAPES AND VALANCE.

MASTER BEDROOM SUITE:

- + DOUBLE 8 FOOT ENTRANCE FRENCH DOORS, RAISED PANEL SOLID CORE WITH HISTORIC HARDWARE.
- + ACCENT LIGHTING THROUGHOUT PROVIDING ELEGANT AMBIANCE.
- + DOUBLE TRAY STYLE OCTAGONAL CEILING WITH CUSTOM WOOD CROWN MOLDING, FABRIC ACCENT AND INDIRECT LED LIGHTING.
- + PREMIUM CLASSIC 'CASABLANCA' CEILING FAN WITH CRYSTAL BELL SHADES.
- + LIGHTED WALL INSETS WITH VENETIAN PLASTER ACCENT AND DISPLAY SHELF.
- + PRIVATE ACCESS DOOR TO POOL AND SPA AREA WITH SECURE 3-POINT LATCHING EXTERIOR DOOR.
- + LARGE SITTING AREA WITH NATURAL LIGHT AND GORGEOUS SUNSET WATER VIEWS.
- + SECURITY SYSTEM KEYPAD CONTROL.
- + TWO WALK-IN CLOSETS WITH CUSTOM INTEGRATED CLOSET STORAGE SYSTEMS.
- + ELEGANT CUSTOM WALL DRAPERY DESIGN FEATURE WITH ACCENT LIGHTING BEHIND BED.
- + BUILT-IN HIGH LEVEL DISPLAY SHELVING WITH LED ACCENT LIGHTING.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + ELEGANT CUSTOM WINDOW TREATMENT WITH SHEERS, DRAPES AND VALANCE.

MASTER BATH:

- + DOUBLE 8 FOOT ENTRANCE RAISED PANEL SOLID CORE POCKET DOORS.
- + CUSTOM WOOD CROWN MOLDING AND VENETIAN PLASTER WALL ACCENTS.
- + HIS AND HERS VANITIES, SINKS AND CABINETS.
- + NATURAL MARBLE COUNTERTOPS.
- + GRAND JACUZZI STYLE TUB CENTERED BELOW CRYSTAL CHANDELIER.
- + NATURAL MARBLE ACCENTS AT TUB AND SHOWER.
- + BUILT-IN CABINETS WITH DRESSER DRAWERS.
- + FILTERED WATER DISPENSERS AT EACH SINK.
- + ARCHED DECORATIVE MIRRORS AT EACH VANITY.
- + **SCHONBEK CHANDELIER AND MATCHING CRYSTAL SCONCE CHANDELIERS** HIGHLIGHTING INFINITY LIGHTING PERSPECTIVE AT EACH VANITY.
- + DUAL ROMAN WALK THROUGH SHOWER WITH DECORATIVE TILE, BUILT IN SHELVES AND BENCH AND VENETIAN PLASTER ACCENT.
- + BODY MASSAGE SHOWER SPRAY HEADS.
- + TELEVISION WITH STEREO WALL SPEAKERS MOUNTED ABOVE DOUBLE DOORWAY.
- + SEPARATE TOILET ROOM WITH FULL PRIVACY DOOR.
- + **TOTO** TOILET WITH AUTOMATIC ZOE WASHLET BIDET.

SECOND FLOOR:

LOFT / SUNSET ROOM:

- + UNOBSTRUCTED WATER VIEWS.
- + LARGE BALCONY WITH CUSTOM WROUGHT IRON RAILING OVERLOOKING FOYER.
- + FOYER WINDOWS WITH AUTOMATIC REMOTE CONTROL SHADES.
- + GRAND STAIRCASE ENTRANCE WITH 'SCHONBEK' CRYSTAL CHANDELIER.
- + DIRECT OPENING TO LARGE VIEWING TERRACE AND OUTDOOR SEATING AREA.
- + WESTERN WALL OF DISAPPEARING SLIDING GLASS DOORS FOR UNOBSTRUCTED MAGNIFICENT WATER VIEWS.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.

OUTDOOR TERRACE AND BALCONY:

- + UNOBSTRUCTED WATER VIEWS.
- + PREMIUM OUTDOOR CEILING FAN.
- + STONEMASONRY BALUSTRADE RAILING WITH STONEMASONRY AND WROUGHT BALUSTERS FOR OPTIMAL SAFETY AND VIEWING.
- + PHILIPPINE SHELL STONE FLOOR.
- + WATER HOSE CONNECTION.
- + OUTDOOR ACCENT CURTAINS.

SOUTH GUEST ROOM:

- + UNOBSTRUCTED WATER VIEWS.
- + SINGLE 8 FOOT ENTRANCE AND CONNECTING BATH RAISED PANEL SOLID CORE DOORS WITH HISTORIC HARDWARE.
- + EN SUITE FULL BATH.
- + JACUZZI STYLE TUB AND SPA.
- + GRANITE COUNTER TOP OVER WOOD CABINET.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + WALK-IN CLOSET WITH CUSTOM INTEGRATED CLOSET STORAGE SYSTEMS.
- + ARCHED WALL INSERT ACCENTS.
- + CLOSET ACCESS TO ATTIC ABOVE. LIGHTED AND FULLY ICYNENE INSULATED.

NORTH GUEST ROOM:

- + SINGLE 8 FOOT ENTRANCE AND CONNECTING BATH RAISED PANEL SOLID CORE DOORS WITH HISTORIC HARDWARE.
- + EN SUITE FULL BATH WITH SEPARATE HOT WATER HEATING SYSTEM.
- + GRANITE COUNTER TOP OVER WOOD CABINET.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + CLOSET WITH CUSTOM INTEGRATED CLOSET STORAGE SYSTEMS.
- + ACCESS DOOR TO SEPARATE STORAGE AREA.
- + BUILT-IN COZY WINDOW SEAT WITH WATER VIEWS.

LAUNDRY ROOM:

- + SINGLE 8 FOOT ENTRANCE AND CONNECTING GARAGE RAISED PANEL SOLID CORE DOORS WITH HISTORIC HARDWARE.
- + BUILT IN CABINETS WITH GRANITE COUNTERTOPS.
- + LAUNDRY SINK, PULLOUT IRONING BOARD AND ROLLOUT LAUNDRY BASKETS.
- + FULL ELECTRIC WASHER AND DRYER CONNECTIONS.
- + RANNAI CONTINUOUS HOT WATER HEATING SYSTEM MASTER CONTROL.
- + WALL MOUNTED TELEVISION.
- + UNDERCOUNTERED LED TASK LIGHTING.
- + DRY HANGING OPEN CLOSET AREA.
- + CENTRAL VACUUM DUSTPAN INLET.

GARAGE:

- + OVERSIZED 3 CAR GARAGE.
- + SINGLE 8 FOOT REAR ENTRANCE AND CONNECTING GARAGE RAISED PANEL SOLID CORE DOORS.
- + EXTRA REFRIGERATOR AND FREEZER UNIT.
- + INSIDE ELECTRICAL PANELS FOR ENTIRE PROPERTY.
- + EMERGENCY POWER TRANSFER SWITCH AND CIRCUIT PANEL.
- + REMOTE PROPANE LEVEL MONITOR.
- + 50 AMPERE 240 VOLT WELDING OUTLET.
- + EPOXY COATED FLOORS.
- + INTEGRATED CABINET STORAGE SYSTEM.
- + INTEGRATED WORKBENCH.
- + ACCESS TO FULL STORAGE ATTIC ABOVE. LIGHTED AND FULLY ICYNENE INSULATED.
- + 'BOSE' BUILT IN LIFESTYLE WHOLE HOUSE SYSTEM SPEAKERS WITH SEPARATE REMOTE CONTROL.
- + DRY CLEANING SYSTEM.
- + OVERHEAD DOOR OPENERS WITH REMOTE CONTROL.
- + ACCESS TO AIR-CONDITIONED HVAC AND ELECTRONIC SERVICES ROOM.
- + CENTRAL VACUUM MAIN UNIT WITH INLET CONNECTION.

HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT:

- + THREE SEPARATE SYSTEMS FOR FULL COVERAGE AND ZONE SEPARATION.
- + MASTER SUITE CONNECTED TO EMERGENCY POWER SUPPLY FOR UNINTERRUPTED SERVICE.
- + SEPARATE ZONE SYSTEM FOR UPPER LEVEL.
- + SEPARATE ZONE SYSTEM FOR MAIN LEVEL AND OPEN FLOORPAN.
- + EASY ACCESS TO EXTERIOR EQUIPMENT THROUGH GARAGE REAR ENTRANCE.

EMERGENCY POWER SYSTEM:

- + GENERAC EMERGENCY POWER GENERATOR.
- + AUTOMATIC POWER TRANSFER SWITCH.
- + CRITICAL LOAD WIRING TO LIGHTING, SECURITY SYSTEMS, MASTER SUITE, COMMUNICATION EQUIPMENT, EXECUTIVE OFFICE, WINE CELLAR EQUIPMENT AND FOOD SERVICE EQUIPMENT.
- + UNIT IS SELF EXERCISING.
- + FUEL SOURCE IS PROPANE GAS FED FROM 1,000 GALLON UNDERGROUND TANK.

WATER SYSTEMS:

- + 'RANNAI' CONTINUOUS ENDLESS HOT WATER SYSTEM.
- + REVERSE OSMOSIS WATER TREATMENT SYSTEM IN KITCHEN FOR DRINKING AND ICE.
- + WATER FILTERING SYSTEM AT EACH MASTER BATH SINK.
- + PRIVATE WELL AND PUMPING SYSTEM FOR IRRIGATION. POOL AND WATER FEATURES THROUGHOUT PROPERTY.
- + WELL WATER HOSE BIBS LOCATED THROUGHOUT PROPERTY FOR CONVENIENCE SERVICE CONNECTIONS AND HAND WATERING.
- + PREMIUM VARIABLE SPEED WELL PUMP CONTROL FOR CONSTANT WATER PRESSURE.

VARIOUS SPECIAL FEATURES:

- + 1,000 GALLON UNDERGROUND PROPANE FUEL STORAGE TANK WITH REMOTE LEVEL MONITOR LOCATED IN GARAGE.
- + BUILT-IN PEST CONTROL SYSTEM THROUGHOUT WALLS AND ACCESSED FROM EXTERIOR OF HOME.
- + OUTDOOR ACCENT CURTAINS.
- + 'BOSE' LIFESTYLE SURROUND SOUND AND COMPLETE HOME SOUND SYSTEM.
- + TINTED TILT-OUT WINDOWS THROUGHOUT HOME.
- + CENTRAL WHOLE HOUSE BUILT-IN VACUUM SYSTEM.

SECURITY:

- + ARCHITECTURAL WALL WITH ORNAMENTAL FENCING AND GATES ENCOMPASSING THE ENTIRE ESTATE.
- + ELECTRONIC CODE ACCESS BY CELLULAR PHONE APP, LOCAL PHONE CONTROL OR ON-SITE KEYPADS.
- + EXTERIOR LIGHTING.
- + ADT PULSE VIDEO SURVEILLANCE SYSTEM FOR EXTERIOR AND INTERIOR WITH RECORDER.
- + INTERIOR ADT GLASS BREAK AND MOTION DETECTION ALARM SYSTEM WITH ELECTRONIC KEYPADS IN FOYER, MASTER SUITE AND GARAGE ENTRY.
- + DOOR CHIME FOR ACCESS ALERT AND POOL ALARM.
- + 'GENERAC' EMERGENCY POWER GENERATOR WITH AUTOMATIC TRANSFER SWITCH CONNECTED TO SECURITY CIRCUITS.
- + PROGRAMMABLE DOORBELL AND INTERCOM SYSTEM AT ENTRY AND THROUGHOUT HOME.
- + KEYLESS CODE LOCK AT FRONT ENTRANCE.
- + 3-POINT LOCKING SYSTEMS ON REAR EXTERIOR DOORS.
- + 'OVERHEAD DOOR COMPANY' PROPRIETARY ELECTRONIC REMOTE ENTRY CODING.
- + LOCKING PEDESTAL MOUNTED BUILT-IN MAILBOX.