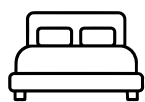


COMPASS

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NOTABLE HIGHLIGHTS:



6
BEDS



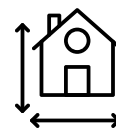
6.2
BATHS



.87
ACRES



4 CAR
GARAGE



6.716
SQFT

- Custom Home Design built in 2024
- Architect: Richardson Design
- Control4 Smart Home Automation- lighting, audio, climate, security
- Downstairs guest suite; ideal for multi-gen living
- White oak cabinetry in kitchen, primary suite, and living areas; Sub-Zero, Wolf, and Cove appliances; premium custom fiberglass windows; Italian marble countertops in kitchen and powder bath; custom real-wood inset cabinetry with soft-close doors and drawers; 10' ceilings on both floors; 20+ SEER HVAC systems

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INTERIOR FEATURES: 1ST FLOOR

FAMILY ROOM

- Custom white oak cabinetry
- Built-in 5.1 surround sound system
- Dramatic 28' ceiling with exposed center beams and 60" chandelier
- Gas fireplace
- Open to the kitchen with views of the backyard, pool, and outdoor living area

KITCHEN

- Sub-Zero, Wolf, and Cove appliances
- Built-in 30" refrigerator and freezer with dual-zone wine cabinet
- Real-wood white oak inset cabinetry with soft-close drawers and brushed gold hardware
- Italian marble countertops and backsplash
- Custom plaster vent hood with powered Wolf exhaust
- In-ceiling speakers for whole-home audio

LAUNDRY ROOM 1ST FLOOR

- Quartz countertops with sink
- Tile backsplash
- Built-in cabinetry for storage
- Dedicated space for folding and hang drying

STUDY

- Cat7a high-speed wiring for high-bandwidth connectivity
- Custom 3' x 6' quartz built-in desk with waterfall sides
- Custom retractable pocket-door cabinetry
- Tongue-and-groove ceiling detail
- Floor-to-ceiling windows with glare-reducing tint
- Custom Lutron shades

PANTRY

- Walk-through prep pantry with dual custom reeded glass pocket doors
- Wolf oven and microwave
- Fisher & Paykel refrigerator
- U-Line nugget ice maker
- Quartz countertops
- Custom tile backsplash
- Prep sink and disposal
- Custom cabinetry and storage

MUDROOM

- Spacious 10' x 14' mudroom
- Custom built-in lockers and storage closet
- Granite seating bench and countertops
- Functional catch-all space for everyday organization

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INTERIOR FEATURES -1ST FLOOR CONTINUED

OWNERS RETREAT

- Cathedral ceiling with stained beams, peaking at 17' in the center
- Custom Lutron powered shades
- 5.1 architectural surround sound
- Private ensuite bath

OWNERS ENSUITE BATH

- Custom wall-to-wall porcelain shower with wall-mounted, rain, and handheld fixtures
- Oversized freestanding soaking tub
- Dual white oak vanities with custom white oak linen cabinetry
- Herringbone tile flooring leading to a zero-entry shower
- Zip Water system in linen cabinet providing instant hot and cold filtered water.

OWNERS CLOSETS

- Two spacious walk-in closets
- 12' ceilings with floor-to-ceiling custom cabinetry
- Built-in gun safe (permanently installed)

POWDER ½ BATH

- Vertical shiplap feature walls
- Marble countertop over custom white oak cabinetry
- In-wall brushed gold plumbing fixtures

GUEST QUARTERS

- Private entrance from driveway for convenience and privacy
- Fully equipped kitchen with GE appliances (refrigerator, range, cooktop, microwave)
- Ensuite Bath
- Stacked washer and dryer in closet

POOL BATH

- Custom white oak vanity
- Reeded glass cabinet door with metal frame
- Tile feature wall framing the vanity

SECONDARY BEDROOM

- Fully tiled zero-entry walk-in shower with glass enclosure
- Quartz countertops
- Modern, accessible design

SECONDARY ENSUITE

- Fully tiled zero-entry walk-in shower with glass enclosure
- Quartz countertops
- Modern, accessible design

STORM SHELTER

- Reinforced metal storm shelter with secure door
- Discreetly located in the guest hallway for convenient access

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INTERIOR FEATURES - 2ND FLOOR

BEDROOMS & BATH

- Three spacious upstairs bedrooms, each with a private ensuite bathroom
- Luxury carpet with 1" premium padding
- Quartz countertops in all upstairs bathrooms
- Tub-to-ceiling tile surrounds
- *One bedroom features a built-in desk with white oak shelving and a custom trim accent wall*

LAUNDRY ROOM 2ND FLOOR

- 2nd floor laundry for ease and convenience
- Tile backsplash
- Dedicated folding area adjacent to washer and dryer

ADDITIONAL FEATURES

OUTDOOR LIVING

- Covered outdoor living area with four ceiling-mounted heaters
- Retractable screens to fully enclose the space
- Stainless steel outdoor kitchen with sink, trash, and gas grill
- Dual Samsung outdoor TVs
- In-ceiling surround sound speakers
- Gas-powered fire pit located next to the pool

GYM

- ¾" commercial-grade gym flooring
- Reinforced support walls designed for increased weight-bearing capacity
- Full mirrored wall
- Trim beam ceiling detail
- Direct access to walk-out storage area

LOFT

- Dual TV setup for flexible viewing
- Custom trim accent wall

POOL & SPA

- Tanning ledge for lounging
- Polaris cordless pool cleaner
- Built-in umbrella holders
- Upgraded smooth plaster finish

POOL STORAGE ROOM

- Attached pool storage room for convenient year-round storage
- Epoxy-coated flooring
- Weather-protected electrical outlets

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ADDITIONAL FEATURES CONTINUED

LUXURY SMART HOME

- Control4 home automation system managing lighting, audio, and climate
- Lutron powered shades in the primary wing with main living areas prewired for expansion
- KEF 5.1 surround sound in the primary bedroom and family room
- Dual Samsung outdoor TVs with integrated exterior speakers
- Cat6 wiring throughout the home with Cat7a in high-bandwidth areas including the study
- Netgear 10GB networking with WiFi 7 coverage throughout the home
- Programmable FX Luminaire landscape lighting from front to backyard
- Whole-home security system with 16 high-resolution 8MP cameras and advanced analytics
- Over one month of security video storage capability

GARAGE - 4 CAR

- Epoxy-coated garage floors
- EV charger ready with 220V wiring for multiple vehicles
- Electric EZ Lift system for attic storage access
- Golf simulator ready
- In-ceiling surround sound speakers and TV setup
- Tiled dog wash station

GENERATOR

- Whole home Generac generator

TRUE LUXURY IS FOUND IN THE DETAILS, AND THIS HOME WAS CRAFTED WITH THEM IN MIND.