

VILLA AND BUNGALOW SPECIFICATIONS

APPLIANCES

Kitchen	Miele 30" Mastercool refrigerator panel ready Miele 18" Mastercool freezer panel ready Miele 36" Framed Discovery Induction Cooktop Miele 36" Pur 98W Stainless Steel Hood Miele 30" Pureline Speed Oven/Microwave Stainless Steel Miele 30" Pureline Oven Stainless Steel Miele 24" Dishwashers
Dry Bar	U-Line Integrated Beverage Center/Framed
Filtered Water	Brizo Litze Cold Water filter system with faucet
Laundry	Miele 24" Washer & Dryer front loading
Bedroom #2	Sub-Zero Undercounter Beverage Center w/freezer and ice maker
Terrace	Electri-Grill, 32" Built in

CABINETS

Kitchen	Flush Overlay, Shaker Style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers 6" Emtek PC pull hardware (Cabinets) 12" Emtek PC pull hardware (Drawers)
Bath Vanities Base	Custom millwork base w/lacquer finish Open Legs with Drawers/Cabinets
Tops	3 CM Quartzite with 4" Backsplash
Kitchen Island	5CM Calacatta Quart

CEILING HEIGHTS

Great Room	13'
Throughout	10'

DOORS/WINDOWS

Interior Doors	ECCO 8' Wood Doors, 1 ¾" Thick with Louver Detail Natural Color with High Gloss Varnish
Interior Doors Hardware	Emtek, chrome finish
Sliders	ES 9' Impact sliders, Durnar Sunstorm Arcadia Silver
Windows	ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances
Baseboards
Bed Walls
Ceilings- Great room
Ceilings-Kitchen
Door/Window casing
Terrace Ceiling

Panels to match the cabinets
8" ¾" Wood poplar w/reveal detail
White painted Shiplap
White painted ¾" Tongue & Groove
White painted ¾" Tongue & Groove
6" ¾" Wood poplar w/reveal detail
Stained faux Pecky Southern Pine

OUTDOOR

Summer Kitchen

Built-in Grill with UC refrigeration and a pull trash bin

OTHER

Closets
Landscaping
Roof
Safe
Smart Home

Textured Melamine closet system
All landscaping & irrigation around home
Standing Seam Metal Roof, Slate Gray color
Bdrm 2 & Owner Suite
TVs/HVAC/Music/Locks/Appliances

PAINT/WALLS

Base/casings
Ceilings
Walls

Painted satin Impervo finish
Imperial plaster finish, painted Latex Shell
5/8" GWV Level V, painted latex Shell

PLUMBING/FIXTURES

Disposal
Fixtures
Shower Drains
Shower Enclosure
Sinks-Bath
Sinks- Kitchen
Toilets

InSinkErator disposal and air switch
Brizo Siderna Collection/Chrome Finish
Oatey Linear stainless
Frameless 1/2" glass
White ceramic rectangle undermount
Stainless Undermount single bowl
Toto Elongated/Comfort Height

TILE

Bathrooms
Main
Shower Floor
Shower Walls

24" x 48" Porcelain Tile
11"x71" Porcelain Plank
Pebble Rock
24"x48" Porcelain Tile

OVERALL

Fans in all Bedrooms & Terrace
TV's in all bedrooms & Terrace
Turn-key and well appointed

FURNITURE PACKAGE

(Additional Fee)

Electronic blinds throughout
Drapes- Great Room & Master Bedroom
All furniture, fixtures, lighting, artwork, rugs, linens,
kitchenware and dining ware

**Specifications subject to change per availability to be equal or greater value.

***Ceiling heights vary slightly per room

HEIAITION
COMPANIES

ONE | Sotheby's
INTERNATIONAL REALTY



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