

**Exceptional Features**

**Built in 2000, Full Renovation in 2024  
3,435 sq. ft. | 5,835 sq. ft. Total  
New Roof and All Impact Windows and Doors in 2024  
3 Bedrooms | Large Office | Large Den  
3 Full Baths | 1 Half Bath  
Extensive, Bespoke Remodel Throughout Interior and Exterior  
Personal Residence of Interior Designer Valerie Grant  
Complete Exterior Lanai Renovation with  
Professionally Installed Lighting in Front and Back  
Incredible Lake Views and 18<sup>th</sup> Fairway of the Pine Course  
Interior, Quiet Location in Grey Oaks  
Outdoor Summer Kitchen with Quartzite Bar  
Complete Lanai and Pool Remodel | Custom Pergola with Fire Table  
White Oak Wide Plank Floors Throughout Main Areas Including Stairs  
Custom-designed Millwork Throughout Residence  
All Archways Squared Off and Ceilings Raised in Select Areas  
Custom Cabinetry from Heartland Woodworks, NJ  
High-End Appliances and Wolf Gas Range with Custom-Designed Hood  
Custom Lighting by Apparatus, Visual Comfort, Restoration Hardware, Arteriors, Vault  
Armac Martin & Colonial Bronze Custom Hardware  
Waterstone Polished Nickel Plumbing Fixtures Including Pot Filler in Kitchen  
Julien Smart Station Sink  
Quartzite Counters in Kitchen, Pantry/Laundry & 2<sup>nd</sup> Floor Main Bath & Outdoor Kitchen  
Taj Mahal Counter at Main Level Bar | Cristallo Counters at Powder Room &  
Upper-Level Coffee Bar. Marble Counters in Primary Bath & Upper Level 2<sup>nd</sup> Bath  
Bespoke Laundry Room & Service Kitchen, Italian Porcelain Floors, Custom Cabinetry  
Two-Car Attached Garage, Cabinetry, Mini-Split AC, Epoxy Flooring**

**Entry Foyer & Custom Wet Bar**

- All archways squared off and ceilings elevated
- Complete stairway redesign by Naples Decorative Metalworks
- Custom wet bar designed into nook under stairs.
- Ralph Lauren Chandelier in foyer
- Wide plank, white oak floors with "tile rug" inlay by Stone Impressions
- Custom cabinetry with Armac Martin hardware, SubZero 30" column wine refrigerator
- Taj Mahal Quartzite counters and wall tile by Ann Sacks
- Faucet by Watermark, Cobalt steel metal sink by Elite Bath
- Apparatus sconces on entry wall
- Integrated lighting in bar area floating shelves
- Custom console table by EJ Victor
- Stools by Baker
- Custom runner

**Living Room**

- Arched windows replaced by tall, rectangular, impact windows for added light and views
- Archways squared off and entryway expanded between living room and dining room
- Ceiling chandelier by RH
- Wall sconces by Allied Maker
- Custom sectional by Tac Room

- Coffee Table by Bradley
- Media Console by RH
- Chair by Vanguard
- Console table by Bernhardt
- Side tables by Four Hands & CB2
- Custom area rug
- Custom Drapery & Lutron motorized window shades

### **Kitchen**

- Completely redesigned, bespoke kitchen 2024
- Heartland Woodworks custom cabinetry with stained white oak accents & 2 large inset custom cutting boards
- Open shelving from Palmer Industries, floating shelves to allow light into room
- Replaced and enlarged the windows to add more light
- Mont Blanc Nuova leathered quartzite counters and backsplash
- Visual Comfort ceiling fixtures
- Blueprint Lighting sconces
- Undercabinet lighting
- Colonial Bronze hardware
- Thermador refrigerator
- Wolf 36", 6-burner dual fuel range with polished nickel pot filler
- Miele dishwasher
- Microwave
- Custom-designed plaster hood
- Waterstone polished nickel plumbing fixtures, including pot filler
- Julien Smart station sink
- Water filtration system for kitchen and freezer ice maker
- Antique rustic wood island
- Counter stools by Palecek

### **Dining Room**

- Alabaster Jamie Young Metro pendants
- Sculptural hanging art pendant light fixture by Akari E
- Dining Table & Chairs by Belle Meade
- Server by Vanguard
- Custom Drapery & Lutron motorized window shades
- Custom area rug

### **Primary Suite**

- Wide plank white Oak flooring
- King bed by RH
- Bedside tables by Belle Meade
- Dresser & Bench by Crate & Barrel
- Visual Comfort pendant light fixtures
- Ceiling chandelier by CB2
- Custom Drapery & Lutron motorized window shades
- Wood veneer wallcovering on headboard wall by Phillip Jeffries
- Custom area rug
- Beautiful views to pool, lake and golf course
- Her Closet: new from California Closets, wallpaper by Romo, Ceiling fixture by Hudson Valley Lighting, Bench by Oly, Custom area rug
- His Closet: new from California Closets, wallpaper by Phillip Jeffries, Ceiling fixture by Visual Comfort

### **Primary Bath**

- Custom Heartland Woodworks vanity & dressing table -stained white oak

- Illusion Exotic quartzite countertops & shower bench
- Grigio Toscana Honed marble flooring
- Zellige shower wall tile
- Herringbone mosaic shower floor tile by Ann Sacks
- Victoria and Albert freestanding soaking tub
- Toto Toilet w/ washlet & auto flush compatibility
- Armac Martin custom hardware
- Robern Thin Metal aged brass framed inset medicine cabinets
- Brasstech plumbing fixtures & Kallista sinks
- Visual comfort light fixtures
- Custom runner
- Vintage refurbished dressing table chair
- Custom Drapery & Lutron motorized window shades
- Complete shower re-design with frosted windows and motorized shade

### **Front Office (Original Dining Room)**

- Wide plank, white Oak flooring
- RH cabinetry
- Desk by Four Hands
- Desk chair by Pottery Barn
- Ceiling fixture by Visual Comfort
- Custom cut to fit rug
- Custom drapery & window shade
- Linen weave wallcovering by Phillip Jeffries
- Re-designed room, archways removed

### **Den (Original Office)**

- Wide plank, white Oak flooring
- Wallcoverings by Phillip Jeffries: Extra Fine Arrowroot grasscloth on walls & wood veneer on ceiling
- Visual Comfort chandelier and sconces
- Queen sleep sofa by American Leather
- Leather chair & Ottomans by Lee Industries
- Side tables by Bliss Studio
- Media Console by Four Hands
- Vintage African stool
- Custom drapery & window shade
- Custom cut rug to fit office
- Re-designed room, archways removed
- Warm, sophisticated, yet intimate retreat

### **Powder Room**

- Palazzo Calacatta Amber Marble flooring
- Wallcovering by Romo
- Custom Cristallo vanity with integrated cut-in drawers
- Ceiling fixture by Hudson Valley Lighting & Sconces by Blueprint lighting
- Phylrich plumbing fixtures & Toto toilet

### **Guest Bedroom 2**

- Bed by Pottery Barn
- Bedside tables by Crate & Barrel
- Dresser by Bernhardt
- Stools by Uttermost
- Bedside Lamps by Visual Comfort
- Ceiling fixture by RH
- Custom area rug

- Custom drapery & window shade
- New closet by California Closets

### **Guest Bath 2**

- Custom vanity with quartzite counters
- Light fixtures by Visual Comfort
- Baril plumbing fixtures, Kallista sinks & Toto toilet
- Robern inset medicine cabinets
- Porcelain puzzle flooring, ceramic shower wall tile
- Mosaic shower floor tile by Ann Sacks
- Bath completely remodeled shower, niche

### **Guest Bedroom 3**

- Bed by Lee Industries
- Bedside tables by All Modern
- Dresser by Crate & Barrel
- Bench by Four Hands
- Sconces by Shades of Light
- Ceiling fixture by Jamie Young
- Custom area rug
- New plantation shutters
- New closet by California Closets

### **Guest Bath 3**

- Custom vanity by Heartland Woodworks with Marble countertop
- Tumbled Carrara main floor tile
- Shower walls & floor by Ann Sacks
- New plantation shutters
- Lighting by Visual Comfort
- Inset medicine cabinet by Robern
- Mirror by RH
- Plumbing fixtures Jaclo, Sink by Kallista, Toilet by Toto
- Complete renovation in bathroom

### **Guest Family Room and Coffee Bar**

- Incredible views from the exterior patio
- Custom designed cabinets by Heartland Woodworks with Cristallo quartzite counter
- Wide plant, White Oak flooring
- Coffee bar with SubZero undercabinet refrigerator
- Ann Sacks tile backsplash: Jasper Gloss installed in diamond parquet pattern
- Custom hardware by Armac Martin
- Ceiling fixture by Dunes & Duchess
- Wall sconces by Arteriors (sofa wall) & Vault Lighting (Coffee bar)
- Reading scone by Blueprint Lighting (by chair)
- Sofa by Tac Room
- Side Tables by Vanguard
- Ottoman by Lee Industries
- Stools by Uttermost
- Wood Frame Chairs, Console Table b& Side Table by Four Hands
- Upholstered Chair & Ottoman by Rene Cazares
- Custom area rug

### **Laundry Room & Service Kitchen**

- Italian Porcelain flooring, backsplash tile by Ann Sacks
- Custom cabinetry to incorporate laundry and side service kitchen with Quartzite counters
- Electrolux washer and dryer
- Faucet by Hansgrohe, Sink by Nantucket Sinks
- Light fixtures by Visual Comfort

### **Energy-Saving Features**

- Impact windows and doors 2024
- Above ground 60-gallon propane tank connected to range, grill, fire table
- All new HVAC units

### **Garage**

- Epoxy flooring, mini-split AC
- Storage cabinetry and added storage above the parking
- Gas water heater
- Second refrigerator
- 2-car plus room for golf cart, if cars not too large

### **Lanai/Pool/Spa**

- Complete new lanai decking: Platinum Silver Diana Royale Marble
- Renovated pool and spa, with Vihara Hatha Silk Matte glass tile from Sonoma Tilemakers at the waterline.
- Removed the old pool cage and added a Bruster pergola with motorized louvered wood ceiling, integrated lighting, privacy screens on two sides & a fan
- Gas Firepit by Montana Firepit
- New custom outdoor kitchen cabinets by NaturKast with Peninsula bar, featuring White Luxe Beauty Leathered Quartzite. The wall features bespoke zellige mosaic tile accent wall & TV
- Lynx gas grill
- Sub Zero Undercabinet refrigerator
- Outdoor furniture by RH
- Front door hanging ceiling fixture by Ralph Lauren
- Exterior back of house sconce by Visual Comfort
- Outdoor fountain & planters by Campania
- Outdoor handheld shower by Baril