

5355 WATERSTONE DRIVE

Special Features

INTERIOR

ENTRY:

- ~Custom Tile***
- ~Custom Designed Two-Tier Chandelier (Matches Lighting in Breakfast Area)***
- ~Dramatic Curved Stairway***

LIVING ROOM (Main Level):

- ~French Doors Lead to Private Wraparound Porch***
- ~Hardwood Floors***

GOURMET KITCHEN (Main Level):

- ~Cherry Cabinets***
- ~Granite Countertops***
- ~Hardwood Floors***
- ~New Samsung Refrigerator***
- ~New Kitchen Aid Double Convection Oven***
- ~6- Burner Dacor Cooktop***
- ~New Downdraft Fan***
- ~2 Dishwashers***
- ~New Microwave***
- ~Large Custom Island***
- ~Walk-in Pantry***
- ~Custom Pendant Lighting over Bar***
- ~Work Desk***
- ~Electrical Outlets painted to match Granite***
- ~12' x 11' Breakfast Area with Custom Designed Lighting (Matches Entry Chandelier)***

FORMAL DINING ROOM (Main Level):

- ~Cove Lighting***
- ~Hardwood Floors***
- ~Custom Sconce Lighting***
- ~Access to Private Patio***

2-STORY FAMILY ROOM (Main Level):

- ~Lyons Stone Gas Fireplace with Colorado River Rock***
- ~Cherry Built-ins***
- ~Hardwood Floors***
- ~French Doors lead to Expansive Decks***

OFFICE/STUDY (Main Level):

- ~French Doors*
- ~Cherry built-in desks, cabinets*

POWDER ROOM (Main Level):

- ~Custom vanity with Geode Sink from Mexico*

MUD ROOM (Main Level):

- ~10' x 10'*
- ~Tile Flooring*
- ~2 Storage Areas*

SEPARATE LAUNDRY ROOM (Main Level):

- ~16' x 8'*
- ~Tile Flooring*
- ~Laundry Sink*
- ~Built-in Cabinets and Folding Space*
- ~Laundry chute from upper loft*

UPPER LOFT:

- ~Open Railing to Family Room Below*
- ~Double door linen closet*
- ~Laundry chute to mudroom on main level*

MASTER SUITE (Upper Level):

- ~Gas Fireplace*
- ~11' x 11' Sitting Area*
- ~His/Her Built-In Cabinets/Storage*
- ~Luxury Bath with Double Vanity, Jetted Tub, Oversized Twin-Headed Steam Shower*
- ~Private Toilet Room*
- ~His/Her Closets – additional linen cupboard in Her closet*

BEDROOM SUITE (Upper Level):

- ~16' x 13'*
- ~3/4 Bath*
- ~Walk-in Closet*
- ~Window Seat with additional storage*

3rd BEDROOM (Upper Level):

- ~14' x 12'*
- ~Walk-in Closet*
- ~Access to attic with solid floor for storage*
- ~Shared Full Jack-And-Jill Bath with 4th Bedroom – Double Vanity*

~Window Seat with additional storage

4th BEDROOM (Upper Level):

~14' x 13'

~Walk-in Closet

~Shared Full Jack-And Jill Bath with 3rd Bedroom – Double Vanity

LIBRARY (Walk-Out Basement):

~Cherry Built-Ins

~Custom Lighting

THEATRE ROOM (Walk-Out Basement):

~Projection – 1 Year New

~Custom Seating

~Custom Lighting

~Bar Area with Wine Refrigerator, Two Zero Drawers, Under Cabinet Lighting and Separate Seating

~Hand painted tiles set in cherry frames in floating ceiling

~Adjoins large Storage area with built-in shelving

5TH BEDROOM (Walk-Out Basement):

~16' x 12'

~Private Full Bath

~Walk-In Closet

6th BEDROOM (Walk-Out Basement):

~16' x 16'

~Private $\frac{3}{4}$ Bath

~Walk-In Closet

RECREATION/GAME ROOM (Walk-Out Basement):

~Cherry built-in cabinets

~Kitchen with Dishwasher, Sink, Microwave

~Pool Table with Custom Lighting

~Fitness Area

~Walk-Out To Large Patio and Wall-Height Stone Waterfall and Pond

MECHANICAL ROOM:

~2 Hot Water Heaters – 3 years new

~Additional Storage

GARAGE:

~Oversized 3-car

~Built-in cabinets and storage

~Separate entrance to back deck/yard

EXTERIOR

SWIMMING POOL:

~40' X 20'

~12' deep for safety

~Diving Rock

~2 Waterfalls

~New Pumps

~New Pool Deck

~Fully Fenced

~Numerous seating areas

~Surrounded by Raised Garden Beds and Privacy Plantings

HOT TUB:

~8 person capacity

~Custom Built

~Surrounded by Privacy Plantings

PROFESSIONAL LANDSCAPING:

~Full sprinkler system

~Drip Irrigation

LOW MAINTENANCE STUCCO EXTERIOR AND TILE ROOF

GENERAL

CAT-5 CO-AX THROUGHOUT

MOST LIGHTS REPLACED WITH LED BULBS

SOUND SYSTEM THROUGHOUT PUBLIC AREAS OF MAIN LEVEL AND BASEMENT

CUSTOM DESIGNED STAINED GLASS THROUGHOUT MAIN LEVEL

EXCLUSIONS

CLOTHES WASHER

CLOTHES DRYER

STAINED GLASS CENTER PIECE ABOVE FRONT ENTRY