

# The Aurora

- \* Single Story Custom Home offering expansive Golf and Water views
- \* Open Entry Foyer with 14' Ceilings and Sunny Brushed Limestone Flooring
- \* Breathtaking views of the 5<sup>th</sup> and 6<sup>th</sup> holes of the Pete Dye Designed Championship Course
- \* 3 Bedroom Home + Library/Den
- \* Five Full Baths, including a Full Cabana Bath
- \* Open Design Gourmet Kitchen offering State-of-the-art Appliances and Generous Eat-in Island
- \* Large Master Suite with His & Her Private Baths
- \* Attached 2-Car Garage plus Golf Cart Garage
- \* Detached 1-Car Garage with Trellis Covered Garden Area
- \* Generous Covered Lanai with Italian Tile surface
- \* Covered porch with a diagonal set Sunny Brushed Limestone offering a Full Built-in Summer Kitchen
- \* Expansive Salt Water System Swimming Pool with Infinity Edge and Jandy System

## Approx. Area Calculations

A/C Sq. Ft.	3,750
Total Sq. Ft.	6,096



Notice: This rendering is for marketing purposes only. All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications.

## Detailed Features OF INTEREST

### Appliances

- Thermadore Appliance Package including Stainless Steel 42" Side/Side Refrigerator, 30" Convection Microwave and Oven combo, 36" 5-Burner Cooktop, Custom Hood
- Whirlpool Duet front load Washer and Dryer
- Central Vacuum by Beam

### Cabinetry

- Custom Designed and Detailed White Kitchen Cabinetry
- Custom Detailed Bath Vanities in each bath
- Raised Panel Laundry Cabinets in White
- Spacious Make-up area in Master Bathroom

### Countertops

- Marble Kitchen Countertops, 1 1/2" with ogee edge
- Granite or Marble bathroom and laundry countertops with 1 1/2" ogee edge and 4" backsplash

### Hot Water Tanks

- Tankless Hot Water System

### Flooring

- Foyer will be a Sunny Brushed Limestone
- Main Flooring will be Wood
- Master Bath will offer an 18"x18" Polished Marble
- Secondary Baths will offer Mint Subway Tile, Sunny Brushed Limestone, White Gloss and Retro White

### Ceilings

- 14' Coffered Ceilings in Family Room, Dining Room, Study, Master Bedroom
- Boxed Coffered Ceiling in Living room
- Pecky Cypress Ceilings in Family Room

### Windows

- PGT aluminum Impact Resistant Exterior Windows and Doors

### Doors

- Entry Doors to be Custom Stained Mahogany
- Exterior Pocket Sliding Door in Family Room
- Exterior French doors at Living Room, Dining Room and Master Bedroom

### Pool

- Custom Designed Swimming pool with Infinity Edge and Spa
- Salt Water System
- 400,000 BTU Gas Heater
- Pool Deck and Lanai to be set Pavers

### Outdoor Summer Kitchen

- Built-in 5' Island constructed of Concrete Block
- 30' Stainless Steel Grill
- Granite Countertop
- Stainless Steel Double Doors
- Drop-in Stainless Steel Sink with Chrome Faucet

### Driveway

- Hand Set Interlocking Pavers