



6  
BEDS

5/2  
BATHS

6,271  
SQ FT

0.38  
ACRE LOT

2 CAR  
GARAGE

EASTOVER

## FEATURES & UPGRADES

### Interior & First Impressions

- 11' ceilings on main level, 9' upstairs
- Iron and glass front door; five matching French doors open to rear patio
- Museum-grade art lighting throughout the main floor
- Main-level primary suite with dual closets, built-in bookcases, and custom bed
- Office with fireplace, built-ins, and backlit shelving
- Dining room with art lighting and statement chandelier
- Renovated kitchen with custom cabinetry, quartzite counters, Sub-Zero refrigerator, Sub-Zero beverage fridge, and 48" Thermador range with double ovens, six burners, and induction cooktop
- Scullery with Sub-Zero beverage refrigerator, microwave, and quartz counters
- Living room with coffered ceiling & fireplace
- Bar with custom doors, glass shelving, ice maker
- Second floor central living room
- Four bedroom suites + fifth bedroom/office

- Walk – In Attic
- Third-floor exercise room with sauna & plumbed for plunge pool

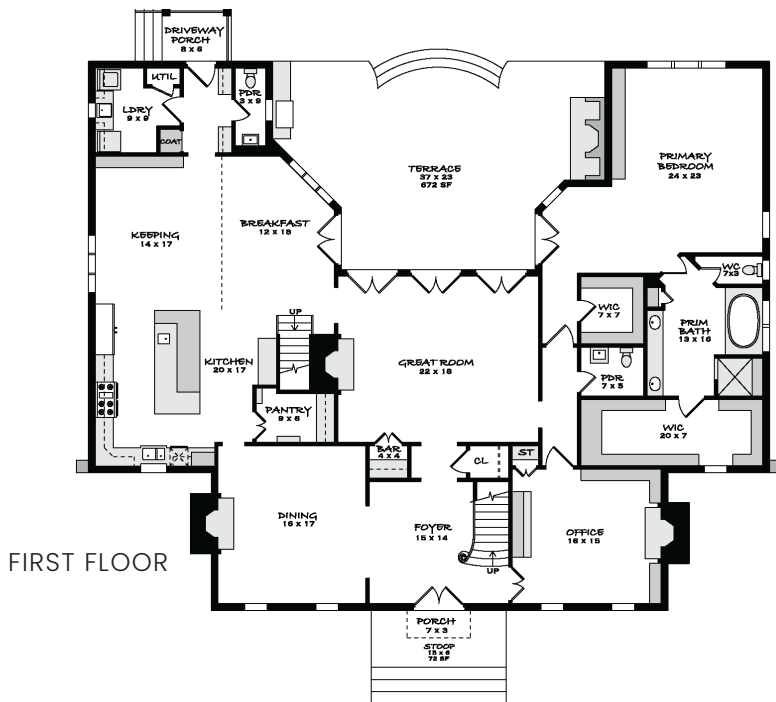
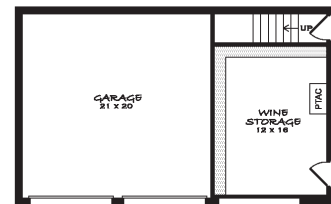
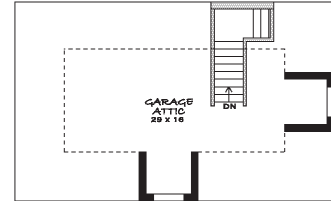
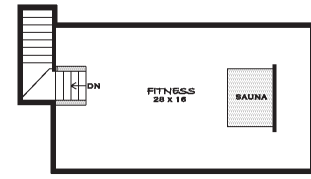
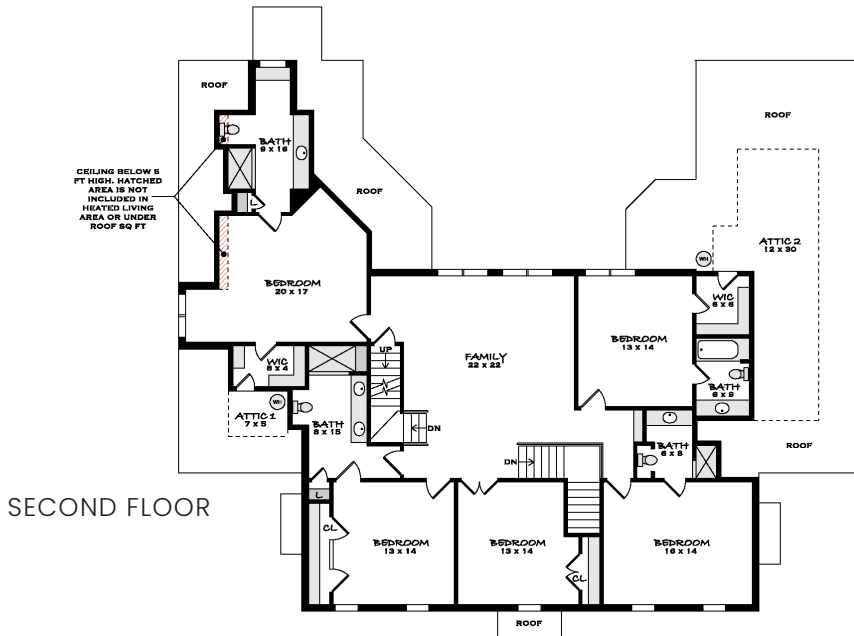
### Exterior

- Bluestone patio with fireplace,
- Built-in grill, and beverage refrigerator
- Pool and spa with cabana and firepit
- Three car garage with carriage doors & epoxy floors
- Conditioned wine storage (approx. 1500 bottles)
- Fixed stairs and separate entrance to unfinished garage loft
- Fully fenced yard and slate roof
- Control4 whole-home automation
- Flow Logic leak detection system
- Irrigation

### Excluded Features

*Please note that the following items will not convey: iron and wood display shelves located in the living and dining rooms, light fixture positioned above the art adjacent to the kitchen stairs, all attached mirrors other than those located in bathrooms, artwork hanging or affixed to the walls throughout the home, light fixture above the kitchen table, pull-up bar affixed to the ceiling in the exercise room, wine cellar chandelier, artwork and pots in the yard and garden*

# FLOOR PLAN



MAIN RESIDENCE	
AREA	SQ. FT.
FIRST FLOOR HLA	3,494
SECOND FLOOR HLA	2,255
THIRD FLOOR HLA	522
TOTAL HLA	6,271
PORCH	21
DRIVEWAY PORCH	45
ATTIC 1	32
ATTIC 2	252
TOTAL UNFIN or UNHTD	350
TOTAL UNDER ROOF	6,621

DETACHED GARAGE	
AREA	SQ. FT.
WINE STORAGE HLA	243
TOTAL HLA	243
GARAGE - STAIRS	526
GARAGE ATTIC	378
TOTAL UNFIN or UNHTD	904
TOTAL UNDER ROOF	1,147

COMBINED UNDER ROOF	
AREA	SQ. FT.
MAIN RESIDENCE	6,621
DETACHED GARAGE	1,147
TOTAL COMBINED UNDER ROOF	7,768



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