

# 19125 PENINSULA POINT DRIVE - FEATURES

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Crafted with unparalleled attention to detail by the renowned builder Lloyd Hartsell, with architectural design by the esteemed Jim Phelps, of Jim Phelps Collection, and interior vision by the distinguished designer David Smith, of David Smith Custom Interiors, this residence embodies the pinnacle of luxury living. Every aspect of the home reflects their dedication to timeless elegance and sophisticated design.

In a rare offering, the sale of this exquisite property includes all furnishings, accessories, rugs, and art, thoughtfully curated to complement the home's unique aesthetic. Additionally, for those who appreciate life on the water, a boat and two Sea-Doos are also included, allowing you to fully embrace the lifestyle this exceptional home affords.

## *Front Exterior:*

- Elegant gas lanterns at the front door entry
- Hand laid cobblestone driveway featuring a water fountain
- Home exterior is made of stone with a German smear finish, and hard stucco
  - Copper gutters and down spouts
  - Oversized 4 car garage with 10 ft high doors
    - Epoxy Floors
    - Secret room with keypad entry
      - Slate roof
  - Gated electric entry controlled by an app and keypad
- Secured by a stately 6-foot aluminum perimeter fence encircling the estate

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## *Interior: Main Level*

- Grand two-story foyer
  - Glass balustrade
- Cantilevered wood staircase
- Wide plank white oak floors throughout the 1st & 2nd levels
  - Loewen windows
  - Control 4 smart home technology
- Multi-function smart switch covers compatible with the Control 4 app
  - 9-foot-tall solid white oak interior doors
  - Elevator

## **Office:**

- Sliding barn door
- Shiplap covered ceiling and walls
- Built in bookcase with gunmetal library lighting
- Bronze chandelier with clear glass by Visual Comfort, offering mood lighting

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## *Interior: Main Level*

### **Grand Salon:**

- 2 story ceilings
- Textured masonry hearth featuring a gas insert with a German smear finish
  - Automatic window coverings with custom drapes
    - Retractable, Lowen, glass wall system
    - Expansive floor-to-ceiling windows
  - An outdoor terrace adjoining the grand salon.
    - Architectural wood-beamed ceiling.

### **Gourmet Kitchen:**

- Walk through Butler's Pantry with soft closed cabinets and drawers
  - Dual-island culinary workspace
- Both include garden sinks, integrated pull-out waste receptacles, cabinetry with sliding storage compartments, Cove dishwashers, and waterfall honed marble countertops with a perishable finish.
  - Dual counter depth Sub-Zero refrigerators with integrated cabinetry panels
- Wolf under-counter microwave oven, seamlessly integrated into the cabinetry
  - Pair of Sub-Zero under-counter mini refrigerators
    - Under counter Sub-Zero ice maker.

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## *Interior: Main Level*

### **Gourmet Kitchen:**

- 60” Wolf range featuring dual ovens, six burners, a built-in griddle, and a pot filler
  - Marble backsplash
- Lowen retractable glass wall system

### **Scullery:**

- Counter depth Sub-Zero freezer with integrated cabinetry panels
  - Wolf espresso coffee system
  - Cove dishwasher
  - Large single basin sink
- The backsplash is 6th Ave. Ceramic Tile in Fog Gloss
  - Elegant wall-mounted sconces
  - Crown molding
- Bespoke cabinetry featuring extensive storage options
  - Blackstone Leathered Quartzite
  - Concealed walk-in pantry with a flush-access door
  - Hidden access to an office alcove from the scullery

### **Office Alcove from Drop Zone :**

- Custom cabinetry and desk with additional storage and marble countertops
  - Entry to scullery
- Entry to main floor laundry room

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## *Interior: Main Level*

### **Laundry Room**

- Sliding barn door
  - Coat closet
- Single - basin sink
- Extensive cabinet storage
- Blackstone Leathered Quartzite countertops
  - Chandelier by Visual Comfort
- Electrolux front load washer & dryer

### **Garage Entry | Drop Zone**

- Shiplap walls
- Custom cabinetry with ample storage
  - Integrated hooks

### **Primary Suite**

- Full height panoramic windows with long range lake views
  - Gas fireplace with ceramic fire spheres
    - Built in wood shelving
- Tray ceiling adorned with shiplap inlay and crown molding
  - Twin - blade ceiling fan
  - Dual walk-in wardrobes

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## *Interior: Main Level*

### **First Wardrobe**

- Built-in cabinetry with integrated lighted shelving and dedicated hanging spaces
  - Built-in Liberty safe

### **Second Wardrobe**

- Central dresser island expanding 9' long with a marble countertop
- Built-in cabinetry with glass doors, lighted integrated shelving, and dedicated hanging spaces
  - Built-in window bench
- Stunning Visual Comfort chandelier

### **Luxurious Primary En-Suite**

- Dual vanities with vertical uplighting and downlighting flanking both sides of the mirrors
  - Tile backsplash extending to the ceiling
    - Phillip Jeffries linen vinyl wallpaper
    - Acrylic free standing soaker tub
    - Separate beauty vanity
- Expansive walk-through shower featuring dual entries, two rain shower heads, and body sprayers, enclosed with glass doors framed in marble tiles.
  - Marble floors
  - Chandelier
- Water closet equipped with bidet, toilet, and urinal
  - Linen closet

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## *Interior: Main Level*

### **Grand Corridor**

- Board and batten wall paneling
- Concealed push-to-open door leading to a hidden storage alcove

### **Elegant Powder Room**

- Suspended wall mirror
- Grass cloth wallpaper

### **Spacious Secondary Suite#1**

- En-suite bathroom with dual-basin vanity and marble countertops as well as a glass enclosure shower with marble tile
  - Walk-in closet with built-in closet system
  - Walls are adorned with linen wallpaper

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## *Interior: Second Level*

### **Secondary Suite #2**

- Preceded by an antechamber
- Spacious bedroom with long range lake views
  - Private en-suite
    - Lake view
  - Free standing soaker tub
- Dual vanities with waterfall marble countertops
- Glass doors with a grid pattern black steel frame
- Multi-function shower featuring a rain head, body jets, and a standard shower head all set within a marble-tiled enclosure with a glass door
  - Marble floors
- Full-height wall tiling on the walls
  - Chandelier by Visual Comfort
    - Two walk- in closets
- Custom drapes window coverings

### **Secondary Suite #3**

- Upon entering, you pass through a bedroom vestibule with walls adorned by silk textile wallpaper
  - Feature wall with unique quartz wallpaper
    - Walk-in closet
  - Black out window coverings
- Private en-suite with hexagon penny tile flooring, a walk-in shower with glass enclosure, rain head, body jets, and a standard shower head

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## *Interior: Second Level*

### **Secondary Suite #4**

- Lake View
- Walk-in closets
- Private en-suite
- Expansive walk-in shower with a glass enclosure, featuring a built-in bench, rain shower head, body jets, and a standard shower head
  - Linen storage
  - Access to attic storage
  - Shade window coverings

## ***Finished Basement***

- Walk-out lower level with direct access to both lake and pool
- Marmiro Stone- Titanium marble tile floors with a sandblasted finish from Turkey throughout the lower level

## **Recreation Room**

- Custom glass enclosure with a grid-patterned wall and door made of black metal
  - Custom-crafted ping pong table

## **Wine Cellar**

- Grid-patterned glass and black metal entry door
- Ample storage to showcase and preserve your cherished wine collection in a dedicated space

## **Storage Room**

- Access to exterior
- Vevor pet bath/ grooming station

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## ***Finished Basement***

### **Laundry Closet**

- Double-door entrance, integrated cabinets, and front load Electrolux washer & dryer

### **Golf Simulator**

- TWOVISION Plus / Golfzon simulator
- True-to-life gameplay & the world's most realistic & sophisticated virtual golf simulator
- Key Features: Moving swing plate, high speed camera sensors, touchscreen kiosk, auto- tee & ball retrieval system, virtual caddie, LED putting guide, Worldwide network for virtual golf tournaments, 240 courses around the world, arcade and 24 years of research & development

### **Poolside Bathroom**

- Shiplap walls
- Vanity with Blackstone Leathered Quartzite countertop
- Walk-in shower with subway tile & penny tile floor, rain shower head, body jets, standard shower head, and glass door enclosure
  - Separate water closet
  - Transitional drop zone area from the pool

### **Secondary Suite #5**

- Large window framing lake and pool vistas
  - Grass cloth wallpaper
  - Linen closet & hanging closet
  - Private en-suite

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## *Finished Basement*

### **Expansive Family Room**

- Fluid open design that harmoniously connects with the main level
- Elegant fireplace featuring gas logs and a rustic German smear façade
  - Unobstructed panoramas of the tranquil lake and inviting pool
- Wooden beams adorn the ceiling, infusing the room with a sense of timeless sophistication

### **Fully Appointed Kitchen**

- Wolf gas range
- Wolf integrated under-counter drawer microwave
  - Sub-Zero dual -zone refrigerator and freezer
  - Honed and perishable marble counter tops
  - Refined dining space
  - Generous walk-in storage pantry
- Oversized peninsula accommodating five counter stools
- Two elegant heirloom with opal glass Ball Pendants

### **Game / Meditation Room**

- Panoramic views framed by expansive floor-to-ceiling windows overlooking the lake and pool
  - Double door entry

### **Sauna Logic Sauna Retreat**

- Designed for ultimate relaxation and wellness
- Steel - framed glass door showcasing an elegant grid design

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## ***Finished Basement***

### **Gym Suite**

- Floor-to-ceiling mirrors flanking both sides of the gym
- Rubberized flooring that provides durability, shock absorption, and traction
  - Integrated surround sound system
  - Overlooks the backyard putting green
    - Walk-in storage closet
- Steel - framed glass door entry with a grid design
  - Dedicated Gym Bathroom with shiplap walls
- The walk-in shower with glass enclosure has a rain shower head, body jets, and a standard shower head, penny tile floors and completely covered tile walls and ceiling .
- The vanity top is white Vegas polished granite, and the mirror is flanked by two wall sconce lights

### **Additional Features**

- Whole-house Generac 24 kW generator
  - Whole-house filtration system

### ***Outdoor Living Space***

#### **Grilling Veranda**

- Covered veranda off of the main level kitchen
  - Granite countertops
    - Wolf grill

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## *Outdoor Living Space*

### **Expansive Covered Outdoor Living Space**

- Cozy gas fireplace with stone and a German smear finish
- Heated Marmiro Stone titanium marble tile floors with a sandblasted finish
  - Integrated ceiling heaters
    - Ceiling Fans
- Horizontal wrought iron bar railing with stairs that descend to the pool area
  - Outdoor television

### **Grade Level Outdoor Area**

- Long range lake views
- Sophisticated saltwater infinity pool, complete with a luxurious spa and two bespoke gas firepits, all encircled by opulent Marmiro Stone titanium marble tile floors with a sandblasted finish decking for a refined and serene blend of luxury and tranquility
- Timeless fire pit crafted for traditional seating and cozy social experiences

- Four hole putting green

### **Dual - Slip Boat Dock**

- Private dock
- Covered boat slip with boat lift
- Uncovered boat slip with boat lift
  - Two jet ski lifts
  - Two- 2022 Seadoo RXT-X
- 2022 - Harris Flotebote 250GM boat

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