

# Feature Sheet

8897 154th Rd N

Palm Beach Gardens, FL 33418

## EXTERIOR FEATURES:

- High-elevation corner lot with great yard spaces
- Completely-fenced property with custom entry gates
- Rear gate and concrete pad for RV, boat parking
- 10x25 storage shed with storage area and pads for future generator/pool heater
- Oversized driveway with two entries
- Tether ball and swing set areas
- Fully screened in-ground pool with fountain feature, hot and cold outside shower
- Large brick paver patio area and covered seating area with pecky cypress ceilings
- Summer kitchen with built-in appliances and bar seating
- Large front porch with pecky cypress ceiling
- Separate entry to guest house and guest garage/bonus room
- LP in-ground gas tank for BBQ, main house cook top, water heater, and clothes dryer, line installed for future pool heater/generator

## GUEST HOUSE FEATURES:

- Very comfortable living area with full size bedroom, kitchen, full bath, lots of closet space and complete appliance package
- Independent A/C unit, independent water heater
- Air conditioned and carpeted garage/bonus room with closet with sink hookup (separate entry)
- Solid wood cabinetry, handmade tile counters, commercial grade tile floor, wood ceiling moldings, 2 ceiling fans
- Great view of the pool

## MAIN HOUSE FEATURES:

- Oversized two car garage
- Extra large laundry/mud room with deep laundry sink, lots of cabinet storage, coat closet and easy access for guest house
- Great oversized center island kitchen with solid wood cabinets and tumbled stone backsplashes
- Breakfast nook, and sit-down raised bar
- Upgraded stainless steel appliances with warming drawer and ice maker
- Butler's pantry with built-in cabinetry and two pantry closets
- Formal dining room with custom limestone buffet and columns
- Den/4th bedroom with built-in cabinetry and solid mahogany wood moldings
- Foyer with floor inlay and solid mahogany wood crown moldings
- Great room with custom slate fireplace and built-in electronics equipment cabinet
- Powder room/cabana bath with tub shower with custom stone details, wood moldings
- Master suite with wood moldings details, 2 walk-in closets
- Master bath with his and her solid wood vanities, custom marble details, linen storage and separate toilet room
- Upstairs bedrooms with wood moldings and built-in cabinets
- Upstairs bedroom with bonus living/play room
- Upstairs full bath with solid wood cabinets, linen storage
- Lots of closets throughout
- Oversized baseboards and crown moldings throughout

## EXTERIOR ELECTRICAL FEATURES:

- 4 post lamps at entry column
- 7 wall coach lights
- 7 double floods with multiple switching
- Flood light for storage/shed area
- Christmas lighting outlets in overhang areas
- Switched outlets at front porch
- Landscape lighting feeds and switches
- 16 exterior recessed lights
- Pre-wired for generator
- Feed for future use at east side of home
- Several GFI exterior outlets
- 2 logia ceiling fans
- Cable TV and electrical at covered logia and summer kitchen
- Stereo speakers at covered logia
- Auto gate operator at west entry gate and power supply for east gate

## INTERIOR ELECTRICAL FEATURES:

- 36 recessed high-hat lights
- 6 ceiling fans
- 4 chandelier outlets
- Cove lighting at den, dining, master
- Sconce lighting at dining, master, stairs, upstairs bedroom
- Recessed reading lights in master bedroom with individual switching
- Wrap around fluorescent lighting, laundry and garages
- Under-counter lights in kitchen
- All bedrooms pre-wired for cable and satellite (Cat 5)
- Surround theater audio sound at living room
- Stereo speakers with volume controls at master bedroom and bath, bedroom 3, den, and covered loggia
- Convenient switching and extra electrical outlets
- 3 electrical panels with extra space