

105 GOLDEN BEAR COVE | FLINTROCK FALLS

EXTENSIVE EXTERIOR UPGRADES / FEATURES

- OVER \$200,000 IN ADDITIONAL LANDSCAPING
- MATURE LANDSCAPING, PROPERTY BOASTS 148 TREES
- EXCEPTIONALLY PRIVATE INTERIOR DOUBLE LOT (WITHOUT DOUBLE HOA DUES)
- \$22,000 IN OUTDOOR LIGHTING
- LEVEL 3 GRANITES WITH CRUSHED GRANITE DOG PATH
- RECENT PAINT AND WINDOW SEALANTS
- SELLER ADDED OUTDOOR GRILL, GRANITE COUNTERS AND STAINLESS CABINETS
- 30 ZONE IRRIGATION SYSTEM, INCLUDING TREE BUBBLERS
- 6 HOSE SPIGOTS FOR ACCESS TO WATER AROUND ENTIRE HOUSE
- \$12,000 PLAYHOUSE DESIGNED & BUILT BY A CUSTOM HOME BUILDER TO MATCH THE MAIN HOUSE
- POOL WITH BUILT-IN SPA & SPECIAL WATER FEATURES
- KATCH-A-KID POOL FENCING + KATCH-A-KID CARGO POOL NET FOR ADDED SECURITY
- UPGRADED MAY 2016 TO JANDY AQUA-LINK WITH REMOTE CONTROL APPLICATION
- CUSTOM STORAGE SHED FOR POOL SUPPLIES & TOYS

DETAILED INTERIOR UPGRADES / FEATURES

ENTRYWAY:

- CANTERA DOUBLE DOORS
- SLATE STEPS
- DECORATIVE MARBLE FLOOR
- NEW, CONTEMPORARY LIGHT FIXTURE

GREAT ROOM:

- IMPRESSIVE 20' CEILINGS
- HICKORY HARDWOOD FLOORING
- LARGE, ARCHED, CUSTOM WOOD WINDOWS AND DOUBLE DOORS
- CUSTOM FIREPLACE (MATCHES KITCHEN HOOD) WITH STONE HEARTH AND MANTEL
- WALL OF CUSTOM BUILT-INS

DINING ROOM:

- NEW 10' X 4.5' STATEMENT WINDOW
- NEW CONTEMPORARY LIGHT FIXTURE
- OPEN CONCEPT DESIGN TO ACCOMMODATE LARGE DINING FURNITURE

KITCHEN:

- 48" SUB-ZERO REFRIGERATOR/FREEZER
- 48" WOLF RANGE WITH DOUBLE-OVEN, GRILL, GRIDDLE, 4-BURNERS & POT FILLER
- CUSTOM STONE EXHAUST HOOD
- 8'X5' GRANITE ISLAND WITH STORAGE AND PREP SINK
- COPPER COTTAGE SINK
- BUILT-IN MIELE ESPRESSO MACHINE WITH STAINLESS DRAWER (NEVER USED)
- NEW KITCHEN-AID DISHWASHER
- NEW WATER FILTER AT TAP
- NEW FREEZER FILTER
- 20' CEILINGS AND 5' CHANDELIER
- 2'X7' WOODEN DESK AREA WITH CABINETS AND STORAGE
- ANNUAL MAINTENANCE OF ALL APPLIANCES WITH K&N SERVICE, INC.
- 8' X 5' WALK-IN PANTRY WITH ABUNDANT STORAGE + PREP AREA WITH GLASS FRONTED CABINET

MASTER SUITE:

- OVERSIZED BEDROOM WITH SITTING AREA
- EXPOSED WOOD BEAMS
- WHOLE HOUSE CONTROL PANEL LOCATION
- MOTORIZED BLACKOUT SHADES
- 3 BUILT-IN DRESSERS IN THE MASTER CLOSET WITH A FULL-LENGTH MIRROR
- 6' ROUND JETTED TUB IN PRIVATE ROOM WITHIN MASTER BATH
- UPGRADED SHOWER WITH 4 JETS AND SPRAYER
- HIS & HERS BASINS WITH A SEATED MAKE-UP VANITY
- SPACE FOR 2 TVS BEHIND BASIN MIRRORS
- DECORATIVE MARBLE FLOORING AND CEILING DESIGN

POOL BATH:

- UPGRADED CONTEMPORARY LIGHT FIXTURE + OPTIONAL DOG DOOR

FAMILY ROOM:

- INDOOR / OUTDOOR KITCHEN
- THERMADOR GRILL WITH INDUSTRIAL-GRADE VENT-A-HOOD
- UNDER-CABINET 34" SUB-ZERO REFRIGERATOR + SUB-ZERO ICE MAKER
- 5 BUILT-IN TV CABINETS
- 4-PANEL FOLDING GLASS DOORS WITH CUSTOM BLINDS
- WHOLE HOUSE AUDIO SYSTEM WITH 9 SETS OF CONTROLLABLE SPEAKERS

WINE CELLAR:

- 550+ BOTTLE CAPACITY
- UPGRADED COOLING SYSTEM

OFFICE:

- SOLID WOOD PLANTATION SHUTTERS
- CUSTOM DRAPES
- NEW CEILING FAN/LIGHT

GUEST ROOM:

- UNDER-CABINET 34" SUB-ZERO REFRIGERATOR
- BUILT-IN COFFEE MAKER
- BUILT-IN MICROWAVE
- CEDAR CLOSET
- PATIO WITH A VIEW
- DOUBLE SLATE SHOWER

GARAGE:

- 19 CUSTOM CABINETS FOR STORAGE + CLOSET
- OVERSIZED 3 CAR GARAGE
- PREMIER GARAGE CUSTOM FLOORING
- KNACK WORK BENCH/STORAGE

WINDOW COVERINGS:

- MOTORIZED BLINDS IN MASTER
- PLANTATION SHUTTERS IN OFFICE AND ONE CHILD BEDROOM
- FABRIC SHADES IN TV ROOM/KITCHEN, MUD ROOM, ONE CHILD ROOM AND GUEST ROOM
- SILK SWAGS IN KITCHEN AND HALL
- CUSTOM DRAPES IN LIVING AND DINING ROOMS ARE AVAILABLE

ELECTRIC UPGRADES:

- ADDED WHOLE HOUSE CIRCUIT BREAKER
- BEAM VACUUM SYSTEM WITH SPECIAL CAR VACUUM FEATURE
- WIRED FOR 17 TVS

BATHROOMS:

- UPGRADED TO HIGH CAPACITY KOHLER TOILETS
- KIDS BATH: ADDED GLASS SHOWER DOORS AND STAINED GLASS FOR PRIVACY

SECURITY:

- WHOLE-HOUSE OMNI SECURITY SYSTEM
- ON-Q BOX – ALL CABLING HOME RUN
- FRONT DOOR AND POOL SECURITY CAMERAS
- TNT DOOR BELL / PHONE SYSTEM

COMPLETE OWNERS MANUALS, BLUEPRINTS AND OTHER HOUSE INFORMATION AVAILABLE