

247 SEVILLE ROAD – FEATURES & FINISHES

CRAFTSMANSHIP & INFRASTRUCTURE

- Downstairs main areas feature 48 × 48 in. Italian porcelain tile.
- Downstairs ceiling height: 11 feet 6 inches (Coffered ceilings: 12 feet high)
- All downstairs interior doors: 9 feet tall
- All exterior doors & sliding doors: 10 feet tall
- Upstairs ceiling height: 10 feet high
- Upstairs doors: 8 feet tall
- Baseboards and casings are solid wood.
- Interior doors are custom-made and manufactured in WPB.
- Downstairs doors are 2¾ in. thick × 9 ft high, constructed in solid Poplar wood, with 7 doors veneered in bookmatched rift-cut white oak with beaded detailing.
- Upstairs doors are 1¾ in. thick × 8 ft high, constructed of solid Poplar wood.
- All cabinetry is manufactured with domestic Maple plywood and lumber from Columbia Forest Products.
- Drawer boxes are solid Birch with ½ in. bottoms.
- All cabinet hardware (drawer slides, hinges, etc.) is Blum® — finest in the industry.
- The home is a smart house: lights, AC, and more can be managed from your phone.
- Aluminum roof.
- Linear AC Covers.
- Aluminum soffits in Faux Walnut — low maintenance (only cleaning required).
- All LED lighting throughout the home.
- Three on-demand hot water heaters provide an endless supply of hot water.

ENTRY & EXTERIOR APPROACH

- Custom-fabricated 10 ft front door with horizontal wood grain pattern and sidelights.
- Exterior porcelain no-maintenance Travertine wall wrap.
- Entry ceiling features 6 in. T&G Aluminum Faux Walnut panels.
- Diane Royal Marble walkways in a herringbone pattern.
- Fully landscaped with lighted walkways and uplighting on trees.
- Designer exterior lighting.

FOYER & STAIRCASE

- Coffered ceiling at 12 ft high with a half-round Faux Teak molding detail.
- Custom-built floating staircase with solid white oak treads and handrails, glass side panels, and steel mono stringer.

ELEVATOR HALLWAY & UTILITY ACCESS

- Electrical and phone closet for elevator and storage.
- Custom rift cut white oak doors.
- Fluted paneled walls

BAR & ENTERTAINMENT NICHE

- Fabricated out of bookmatched rift cut white oak.
- Flat panel/beaded Shaker doors and panels.
- Travertine countertops, backsplash, and shelves.
- 18 in. wide × 84 in. high Sub-Zero® wine cooler.

KITCHEN

- Nikia Quartzite bookmatched countertops and hood.
- Sub-Zero® fridge and freezer towers.
- 48 in. Wolf® range with eight burners and two ovens.
- Custom kitchen cabinetry fabricated out of bookmatched rift cut white oak.
- Walk-in pantry.

OFFICE

- Custom office cabinetry fabricated out of bookmatched American Black Walnut.
- Solid white oak large plank wood flooring.
- Quartz countertop.

POWDER ROOM

- Vanity manufactured out of bookmatched rift cut white oak.
- Travertine countertops, backsplash, and wall treatment.
- Fluted paneled wall.
- Tear drop and pendant lighting.

PRIMARY SUITE

- Chandeliers.
- Solid white oak large plank wood flooring.
- Low voltage for motorized blinds and shades.
- Chase with LED mood lighting on north wall and hallway ceiling.
- Clock out on TV wall.

PRIMARY CLOSETS & DRESSING AREAS

- Cabinetry in linen laminate with LED lighting.
- Her closet includes a makeup area with lighted mirror and chandelier.

PRIMARY BATHROOM

- Custom vanities made of bookmatched rift cut white oak, including linen/towel closet and hamper.
- Feature wall of Mother of Pearl with LED lighting wash.
- His and Hers water closets (hers with bidet).
- Large soaking tub.
- His and her shower 6 ft wide × 16 ft long × 12 ft high with two shower heads, wands, and seating.
- Pendant lighting over sinks.
- 8 ft high glass shower doors.

LAUNDRY ROOM

- Gas dryer and large capacity washer/dryer.
- Custom cabinetry with pantry on one wall, sink and appliances opposite.
- Cabinetry in Honey Carini Walnut laminate.

GARAGE & STORAGE

- Designed with a 10-ft-high garage door to allow for a car lift accommodating up to 4 cars.
- Two dedicated lines on each wall for car chargers.
- Attic storage.

UPSTAIRS LOFT

- Built-in cabinetry with 2-drawer Sub-Zero® fridge below, floating shelves above, soffit with LED lighting.
- Chandelier and TV wall with electrical clock out.

SECOND PRIMARY SUITE

- Two walk-in closets with drawers, hanging, and shelves.
- Large plank solid white oak flooring.
- Ceiling fan, LED lighting, and clock out on TV wall.

SECOND PRIMARY BATHROOM

- Large glass-enclosed shower.
- Porcelain tile floors and walls from Spain.
- Private water closet and pendant lighting over sinks.

BEDROOM THREE

- Walk-in closet with drawers, hanging, and shelves.
- Private bath with glass-enclosed shower, porcelain tile walls and floor from Spain.
- Ceiling fan, LED lighting, and clock out on TV wall.

BEDROOM FOUR

- Walk-in closet with drawers, hanging, and shelves.
- Private bath with glass-enclosed tub and porcelain tile walls/floors from Spain.
- Wall sconces and custom-built vanity in bookmatched rift cut white oak.

LANAI & OUTDOOR LIVING

- Travertine porcelain tile-wrapped gas fireplace wall with TV clock out.
- Roll-down screens for insects.
- Outdoor kitchen with BBQ grill, custom exhaust hood, undercounter fridge, and 8 ft wide island with sink.
- Cabinetry in Cypress wood.
- Aluminum T&G ceiling in Faux Walnut Grain with chandelier and ceiling fans.
- Resort-style 36 ft × 16 ft pool (3–6 ft depths) with lifetime structural warranty, featuring an 8 ft × 16 ft sun shelf and jacuzzi spa.

NATURAL GAS APPLIANCES

- Wolf cooktop & ovens
- Water heaters (3)
- Dryer (downstairs)
- Pool heaters
- BBQ

STRUCTURAL DETAILS & HIDDEN AMENITIES

- Extensive drainage systems surround the side yards, engineered to disburse even the heaviest storm water.
- A layer of lightweight concrete is floated throughout the second floor, creating a monolithic, level subsurface for long-term flooring stability.
- Insulation between interior walls enhances sound attenuation and privacy.
- Horizontal wood bracing between vertical studs provides additional structural strength.
- Plywood backing at all clock-out locations ensures secure support for mounted devices such as TVs and mirrors.
- These features reflect a meticulous commitment to durability, acoustics, and longevity.