

Leinback Residence - Jacksonville

A unique and exciting, architect-designed residence located in a country setting yet just minutes from various services & amenities. The layout of this home is based on an open living concept that provides plenty of entertaining space.

ENTRY--Tiled floor, Unique “floating” stair

LIVING ROOM--Sunken floor level, 25-foot vaulted ceiling, Massive full-height WB fireplace with gas log set, Two (2) pair of French doors opening onto patio

POWDER ROOM--Conveniently located, yet secluded, Large vanity

DINING AREA--Elevated dining platform, Buffet counter w/ storage, Open to entertaining kitchen

KITCHEN--Entertainment-style separated from dining by bi-level island seating 7, Island houses double sink with garbage disposer, dishwasher, trash compactor, Downdraft-style range top w/ griddle/grill + 4 burners, Built-in microwave, Baking center with roll-up door, Built-in spice rack, divided tray storage, roll-out shelves at base units, Built-in desk area with open shelving above, All appliances with stainless steel finish

LAUNDRY--Space for oversized washer/dryer/spare refrigerator (not included), Large counter with laundry sink, Lots of storage, hanging space

OFFICE--Centrally-located, Double sliding pocket doors allow for openness or enclosure, Surrounded by work counter, filing drawers, shelves

MASTER SUITE--Large sleeping area with high, vaulted ceiling open to private reading loft above, Built-in entertainment center with WB fireplace & gas log set, Reading loft accessed via folding library ladder, Operable roof window, Double French doors (with sidelights & transom) to patio, Floor-to-ceiling

wardrobe unit with drawers and shelving, Master closet with lots of built-in, adjustable shelving and bi-level hanging rods, motion-activated light control

MASTER BATH

*Lots for glass (fixed and operable), vaulted ceiling
Large vanity with dual lavs, built-in laundry hamper, full mirrors
Separate make-up vanity with lighted make-up mirror
Elevated bathing platform w/ oversized, sunken whirlpool tub;
large tiled shower with 2 dual-head faucets, tile seat, and
multiple shampoo niches
Enclosed toilet area with generous storage
Motion-activated hot water re-circ. system
Separate exhaust fan and heater*

GUEST WING

*Secluded, private
Two guest bedrooms each equipped with large walk-in closet
w/bi-level rods and shelving
Large windows w/ room-darkening shades
Private bath serving each bedroom w/vanity and tub-shower
w/glass enclosure; linen storage at each bath*

FAMILY ROOM

*Located at loft overlooking Living Room
Vaulted ceiling
Small kitchenette with bar sink and undercabinet refrigerator
Full bath with shower
Closet with shelving & hanging rods*

DEDICATED STORAGE

*Exterior storage closet
Garage storage
Patio storage*

GARAGE

Generous 2-car configuration

MISCELLANEOUS

- ***Most cabinets equipped with engineered solid-surfacing, adjustable shelving, undercabinet lighting***
- ***Recessed lighting w/dimmers***
- ***Ceiling fans (5)***
- ***Toto toilets with soft-close seat/lid***
- ***Luminous nosings at interior steps***
- ***Steel cable railings at lofts***
- ***Energy-efficient window units***
- ***Landscape lighting***
- ***Irrigation system***
- ***Security system***
- ***Zoned hvac (3 with programmable t-stats)***
- ***Concrete circular drive***
- ***Two (2) patios—Private, entertaining***
- ***Separate storage building***
- ***Floored attic storage areas (2)***
- ***3 water heaters***
- ***Natural gas and municipal water***
- ***Underground electrical service***
- ***Central vac system***