

68 S Ryder Cup Trail



List of Home Amenities



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GENERAL HOUSE

REMOTE CONTROLLED SHADES: All Bedrooms, Entertainment Room, Veranda, and Kitchen, with additional App Control

CEILING FANS: All Bedrooms, Entertainment/Wet Bar, Living Room, Laundry Room, Veranda, and Outdoor Kitchen.

STYLISH SLOT LINEAR DIFFUSERS: Living Room, Kitchen, Dining, Veranda, all Bedrooms

HIGH-END HAND PAINTED: Livingroom Fireplace, Three Arched Niches, Half-Bath Walls, Primary Bedroom Ceiling

CUSTOM HAND TROWELED CAKE ICING WALL TEXTURES: Livingroom, Kitchen, Dining

SOLAR: 14.72 KW solar PV, 46 x Hanwa Q Cells = extremely low electric bills.

CENTRAL VAC HIDE-A-HOSE SYSTEM:

Two, 50 ft Hide-A-Hose outlets

One, 10 ft Hide-A-Hose outlet in Laundry Room

One Vacuum Kick Plate in Kitchen - Garage

UNIVERSAL MOTARIZED SCREENS: Remote and APP controlled.

HVAC SYSTEM: 3-Zoned Inside Home. Smart Thermostat with App Control and Alexa. No nest – ecobee Thermostats

WATER FILTRATION SYSTEM: Aquasana Whole Home Filtration System located in Attic

Whole House Wi-Fi

THREE HARDWIRED, CEILING, WIFI EXTENDERS

RECESSED LIGHTING: Energy Saving LED throughout home

LIGHT DIMMERS: In every room

CEILING FANS IN: All bedrooms, Entertainment Room, Living Room, Veranda,

Outdoor Kitchen and Laundry Room

HIGH QUALITY INSULATION: Additional insulation sprayed extra thick throughout. Saving energy again.

WINDOWS: High Efficiency

BACKUP SURGE PROOF Coaxial Cables in attic

THREE, IMPRESSIVE, CUSTOM-BUILT SPECIALTY DOORS: Entry, Study, and Living Room

IN-FLOOR DRAINS: In all Bathrooms and Laundry Room. Also, impressive!

3 Smoke Alarms and 3 Carbon Monoxide Detectors

ITEMS THAT CONVEY

ALL INDOOR AND OUTDOOR KITCHEN APPLIANCES CONVEY

ALL TV'S CONVEY

HOME AUTOMATION SYSTEM CONVEYS

STACKED WASHER/DRYER CONVEY

THREE PURE MODERN FIBERGLASS PLANTERS CONVEY, 16"x16"x60"

ENTRYWAY

Majestic High Ceiling, Ring/Camera Doorbell

FOYER

Extra Tall Custom Double Doors open to a swoon worthy Foyer with welcoming sunlight and a beautiful view through the rear Floor-to-Ceiling Glass Wall.

PRIMARY BEDROOM

Private, Secluded Oasis designed for tranquility and escape from the concerns of the day.

Remote Control Shades and Wood Shades

Back-lit Tray Ceiling shows off the custom hand-painted ceiling and light dimmers let you set the mood

Double Doors open to poolside and Sunlight floods the room when Black-Out Shades are up.

Music Speakers

PRIMARY CLOSET

Huge walk-in closet! Custom Built-ins include a center chest of drawers with granite top, peg board, and stacked Washer/Dryer Outlets. Multiple levels of shelving, copious amounts of space for luggage, purses, golf equipment, etc.

PRIMARY SPA LIKE BATHROOM

Shower: Sidebar Hand-Held shower, Waterfall shower head, Two individual full body sprays, plus additional shower head.

Luxury Brizo and Delta Faucets and Shower Trims

Mr. Steam: I Dream Steam Shower 3 Package

Custom Wood Ceiling Design

In shower control panel

Speaker

STUDY

Custom Cabinetry with Shelf-Adjustment

Custom Arched Double Doors

Custom Coffered Ceiling

Wood Shades and Remote, App Controlled Shade

Soothing View of the Veranda and Pool

Music Speaker

KITCHEN, LIVING, DINING – COMTEMPORARY OPEN DESIGN

KITCHEN

Special Order, Hard to Find, ARTEMIS QUARTZITE covers 3" Countertops, Backsplash, and Oversized Island with breathtaking Waterfall Edging, USB Charging, and seating room for casual dining.

Beautiful, Mood-setting, Lighting: Over the extra-large Island, Under custom cabinets, even in the Dinnerware Drawers, and more

Quartz Sink with Touch 20 Technology

TOP-TIER APPLIANCES: A Gourmets Joy and Delight

36" Heritage Series, Natural Gas, Pro Range Top/6 Burners/Griddle Accessory

*30" Modernist Double Oven/Steam Assist/Self-Clean

*30" In-Cabinet Warming Drawer

*24" Modernist Microwave Drawer

*30" Smart Double Oven/Steam Assist/Self-Cleaning, App optional/WiFi

*(All above are App Optional/Wi-Fi)

APP accessed, Built-In, Stainless Steel 30" Dacor Refrigerator Camera System with LED Lighting – check refrigerator contents from anywhere

Built in, Stainless Steel, Dacor Freezer, makes two kinds of ice: Cocktail and Crescent

Built-in Miele Coffee System

Custom Cabinets

LIVING ROOM

Two Electric Floor Outlets

LED Directional Lighting

Wood/Glass Sliding Doors, Remote and APP Controlled

Natural Gas, Glass Fronted, Linear Fireplace with lights

Savant Theater Quality Surround Sound

Custom Cabinets

DINING ROOM

Glass Walls overlooking the Pool and Veranda

Spacious for Extra Large Dining Table

Music Speaker is between Kitchen and Dining area, so music sets the mood without inhibiting dining conversations

ENTERTAINMENT ROOM

Wet Bar has Full Size Quartz Sink with Prep Faucet and Touch 20 Technology

15" Scotsman Clear Ice Maker

Perlick 24" Signature Series undercounter Refrigerator/Beverage Center

Custom Cabinets with Built-ins

Remote Control Shades

Large Pantry Closet

Custom Deco Wood Ceiling

Savant Theater Quality Surround Sound

Exterior Door into Outdoor Kitchen

HALF-BATH

Centrally located between Living Room and Entertainment Room and opens to the Veranda for easy access to Pool and Outdoor Kitchen

Concrete Artistry Sink by Morro

Walls Hand-Painted

SECONDARY BEDROOMS WITH PRIVATE BATHS

Feature Walk-In Closets with Chest-of-Drawers

Marble Counter tops

Remote/App controlled Shades

2nd Bath has Bathtub with beautiful Sink

3rd Bath has Large Shower with Body Sprays and Hand-Held Spray

SIZABLE PANTRY ROOM

Custom Cabinetry/Shelving

Woodblock Countertop

Hosts Smart Home Cabinet

LAUNDRY ROOM

Built in Clothes Hampers – Clothes Hanging Rods

Stainless Steel Sink

Natural Gas Hook-ups for Steam Appliances

Mega-Mega Storage with Custom Cabinets throughout

Room for Refrigerator/Freezer

Washer and Dryer Hook-ups – Gas or Electric for Dryer

Music Speaker

Marble topped Custom Built Island Includes:

Very Large Clothes Folding Surface

Wrapping Paper Station with Deep Slide-Out Wrapping Paper Drawer

Super Convenient Slide-Out Ironing Board Drawer

Storage Closet

HOLIDAY ROOM

Storage Room Exclusively for Holiday Decorations

Christmas Light Plugs and Timers - Exterior

Additional Home Light Switches

GARAGE

Stub Out for 100 AMP Electric Car Charger

Storage Shelving

Garage Doors: Wall Remotes and App Remotes

Double Door for two cars, Single Door for Golf Cart, Tools, etc.

VERANDA

Motorized, Remote and App controlled, Veranda Universal Screen, 99% Syntex.

Remote Controlled Natural Gas, Glass Fronted, Linear Fireplace - Lighted

Remote and Alexa Controlled in-ceiling TV Lift System

HVAC System to allow year-round enjoyment of an additional 851 sq ft of living space - Thermostat

Custom Cabinet

The same Tile used throughout the home is continued in the Veranda to create a seamless, ideal flow of indoor/outdoor living when the glass/wood sliders are open, or closed, to the living room

2 High-End Speakers

Recessed Lighting, LED

Ceiling Fans

OUTDOOR KITCHEN

Granite Countertops

Two Floating Granite Bar Tops with Multiple USB's Available

Extra-Large Stainless-Steel Sink and Smart-Touch Faucet

Dishwasher

72" Pyramid Style Outdoor Hood with 2300 CFM Internal Blower

36" Natural Gas, Built-In Grill/One Sear Zone/Rotisserie

Natural Gas Double Side Burners

30" Natural Gas ASADO GRIDDLE

Scotsman 15" Indoor/Outdoor Ice Maker

Two Under Counter Perlick Refrigerator/Beverage Centers

Ample Stainless-Steel Storage

Large Green Egg

Ceiling Fan

2 Music Speakers

SALTWATER SPORT POOL - SPA

Geo Shaped, 20,000-gallon, Pool, plus Spa

Heated by Natural Gas, Pentair System/App Optional

Pool Perimeter is 146 LF

Marble Coping

1,306 sq ft Cool Crete Decking

Plaster: Quartz Scapes

4 LED Lighted Bubblers

2 Handrails

Fountain Return in Spa

4 In-Ground Returns for Heating Pool Efficiently

Screen Logic Controls, APP and EZ Control

Landscape Up-Lighting - LED

Aluminum Iron Fence/Front and Rear Entry/Exit

FREESTANDING OUTDOOR SHOWER

Hot/Cold with Body sprays and Hand-Held Spray

FIRE FEATURE

Blue Glass

Star Shaped Natural Gas Fire

Remote

Lovely large Cool Create area for sunbathing and sitting around the fire

POOL CHEMICAL/EQUIPMENT ROOM

Motorized Exhaust System on timer

Custom Shelving

POOL ACCESSORY STORAGE ROOM

Custom Shelving

Convenience at every turn

YARD/OUTSIDE

Exceptionally beautiful Outdoor Lighting, LED

Ring Doorbell – Floodlighting - Cameras

Three 16”X16”X60” Pure Modern Fiberglass Planters in front of Home

Stunning Stone Retaining Wall

Views of Hideaway Golf Course Holes 1, 2 and 3

Zoysia Grass, truly soft, like walking on air

Sprinkler System with additional Remote App

Aerobic Septic System, Maintenance contract

SMART HOME AUTOMATION SYSTEMS INFORMATION

(Whole House Operates Fully with or without use of Apps)

Savant Theater Quality Surround Sound in Living Room and Entertainment Room

iPad Air 3 with In-Wall Charging Station setup with Home Automation Apps

Ring Camera/Doorbell with personalized audible greeting/Flood Lights with Cameras

Denon HEOS Link – Music Server

Savant System

Arakins Network

Whole House Wi-Fi plus three Wi-Fi Extenders

Music Rotary Volume Control and Wall Remotes in Primary Bedroom Bath, Study, Laundry

Cat 6

Cable Available

APP CONVENIENCES

HPC Fire - Fire Pit

August – Smart Locks

HEOS – In Home Music

ecobee – Smart Thermostats

My Somfy/My Link

Lutron – Smart Lighting

Mr. Steam – Appliance

Two Savant Remotes

DITRA – HEAT – Heated Floor Thermostat in Primary Bath

Alexa – Scenes, Security, etc.

Apple TV Boxes

SMA Energy – Solar Power Monitoring

*All Shades have App except Primary Bath, and it has a wall remote