

17 COLUMBIA KEY

FEATURES

ARCHITECT: HORNER DESIGN ASSOCIATES

BUILDER: DESIGN GUILD

DESIGNER: TOBE DESIGNGROUP



MAIN LEVEL

ENTRYWAY

- Dramatic 8-ft. solid 2-panel alder wood double doors with a classic arch
- West-facing entryway
- Transom window for increased natural light
- Troy Lighting hand-worked wrought iron pendant
- 16" limestone tile flooring
- Walk-in coat closet with custom built-ins

FORMAL STUDY

- Coffered ceiling
- Custom floor-to-ceiling shelves and cabinets with library ladder
- Custom millwork + stained wood shutters
- Built-in flat screen display
- Dimmers

POWDER ROOM

- Custom vanity with marble top
- Bronze fixtures
- 16" travertine tile flooring
- Woven wood shades

MAIN FLOOR PRIMARY SUITE (GUEST SUITE)

- 12-ft tray ceiling
- New carpet
- Spacious walk-in closet with custom built-ins
- Custom wood shutters
- Skylit three-quarter bath with seated vanity
- Double vanity with marble top + framed mirrored wall
- Walk-in shower w/ frameless style door, dual showerheads + built-in bench
- Travertine flooring in bathroom

FORMAL LIVING ROOM

- 18-ft cathedral ceiling
- Verdant outlook through sliding glass French door with a transom window for increased natural light
- Gas fireplace with marble surround
- Custom painted wood mantle
- Surround sound + wall-mounted control tablet

DINING ROOM

- Arched entry with custom millwork
- Dramatic built-in sideboard with marble countertop
- Framed mirrored wall
- Custom dining table (available for purchase)
- Alabaster wall sconces
- 16" honed Limestone tile floor
- Wine cellar with built-in cedar racking
- Surround sound
- Dimmers

BUTLER'S PANTRY

- Granite countertop
- Kohler sink + fixtures
- Beverage refrigerator

KITCHEN

- 9-ft x 5-ft island with Pental granite countertop
- Recessed panel shaker style cabinet doors
- Thermador 5-burner stove, double wall oven, dishwasher, microwave drawer
- Miele refrigerator
- Dacor warming drawer
- Blanco silgranite sink
- Instant hot/cold water dispenser
- Recycling + composting center
- Kitchen soffits
- Cable TV

COVERED PATIO

- Generous seating area
- Remote control gas fireplace
- All-weather infrared radiant overhead heaters
- Power sun shade
- Skylights + full lighting scheme
- Built-in kitchen with beverage refrigerator, prep sink + high-end gas grill/rotisserie
- Connection to hot water
- Surround sound
- Outdoor flat screen display

GREAT ROOM + CASUAL DINING

- Large open stained wood beams
- Wood-burning fireplace with granite surround + modern wood panel
- Custom floating shelves
- Porcelain tile wenge wood floors
- Surround sound + wall-mounted control tablet
- Dimmers

HOME THEATER

- 100" flat screen display + projector
- Three additional displays
- Custom acoustical paneling with wall sconces
- Sound insulation + QuietRock soundproofing
- Surround sound
- Media closet + server rack
- Leather reclining seating for 8
- Dimmers
- Custom framed surround for speakers

MUDROOM / LAUNDRY WING

- Custom coat cubbies
- Ample built-ins and storage
- Hang-dry shower pan +/- dog shower basin
- Space for refrigerator
- Sink
- Rear stairwell
- Custom command center with granite top
- Walk-in coat closet with custom built-ins
- Laundry shoot
- Sound insulation in laundry
- Woven wood shades

GARAGE

- Three oversized bays with extra depth
- Three $\frac{3}{4}$ horse power belt drive motor for quieter sound
- Keyless entry
- Large built-in storage closets
- Sink
- New garage doors (Canyon Ridge Carriage)



- Built-in vacuum
- On Rack overhead storage
- Gladiator storage system
- New garage doors: Canyon Ridge Carriage House 4-layer faux wood with energy-efficient polyurethane insulated steel core topped with moisture-resistant composite

UPPER LEVEL

SECOND FLOOR PRIMARY SUITE

- Dramatic double door entry flanked by custom shelves + cabinets
- Sitting area partitioned by pocket doors
- Double-sided gas fireplace between sitting area and bath
- Hans Grohe + Bain Ultra extra-large jetted soaking tub
- Open shower with travertine tile surround, dual showerheads + rain shower
- Dual facing vanities with granite countertops
- Floating TV in vanity mirror
- Dual closets with custom built-ins, one featuring second washer/dryer
- New carpet
- Surround sound + wall-mounted control tablet
- Ceiling fan
- Tray Ceiling
- Sound insulation

SECONDARY SUITES (EACH OF THREE)

- 9-ft ceiling
- New carpet
- Walk-in closet with custom built-ins
- Three-quarter bath
- Glass-tiled shower enclosure with frameless style door
- Sound insulation

SECOND FLOOR OFFICE

- Quiet space with serene backyard outlook
- New carpet

HALL STUDY

- L-shaped granite desktop
- Custom floor-to-ceiling cabinets + shelves
- Tray Ceiling
- New carpet
- Woven wood shades

MULTI-PURPOSE ROOM

- Extra-large space for work or play
- New carpet
- Large under-eaves storage closet
- Surround sound + wall-mounted control tablet

FITNESS SUITE

- Optional 5th bedroom
- En suite 3 quarter bathroom, granite vanity + steam shower with frameless style door
- Pilates bar + three-quarter framed wall mirror
- Dedicated H2O tank for steam shower
- Flat screen display
- Surround sound + wall-mounted control tablet
- Ceiling fan
- New carpet
- Sound insulation

EXTERIOR SPACES

REAR OF HOUSE

- Synthetic grass turf
- Fully fenced private yard
- Covered patio with built-in kitchen, fireplace, radiant heaters, power sun shade, surround sound + flat screen display

FRONT OF HOUSE

- Auto court with pavers + in-ground lights
- Two light standards finished in stucco
- Dual-control landscape lighting
- Mature trees + fully landscaped
- Rockery
- Regulation NBA basketball hoop with glass backboard
- Ring system



WHOLE-HOUSE SYSTEMS

- 4-zone heating + central A/C
- Central vacuum + 3 vacuum pans
- Dual 50 gallon hot water heaters
- Surround sound speakers
- 4" black steel pipe pilings with steel caps
- Generac generator powering majority of the home
- Hot water circulating pump
- 2 gas furnaces
- Security system with 2 keypads
- Slate tile roof
- 4 frost free hose bibbs, one with hot + cold valve
- In-ground irrigation system
- Invisible fence
- Authentic lath-and-plaster stucco exterior with Dryvit Sandpebble fine finish

THROUGHOUT THE HOUSE

- Brand new plush carpet
- Recessed panel shaker style cabinet doors
- Soft close hinges
- Crown molding
- Tall baseboards
- Chestnut bronze aluminum clad pine wood windows, double glazed with LoE glass
- Screens for operational windows
- Dark bronze hardware
- Custom millwork
- Slab granite/marble countertops
- Mud set tile shower pans
- Elongated dual flush TOTO toilets
- Under-cabinet lighting



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