



LUCERNE

SIGNATURE ESTATE

6,365 TOTAL SF | 4,946 A/C LIVING AREA | THIRD-ACRE | [STRANG] DESIGN

1	4	4	1	1	1	3	1
STORY	BEDROOMS	BATHS	POWDER ROOM	CABANA BATH	DEN	CAR GARAGE	GOLF CART PARKING

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INCLUDED FEATURES



FRONT VIEW

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REAR VIEW

INTERIOR

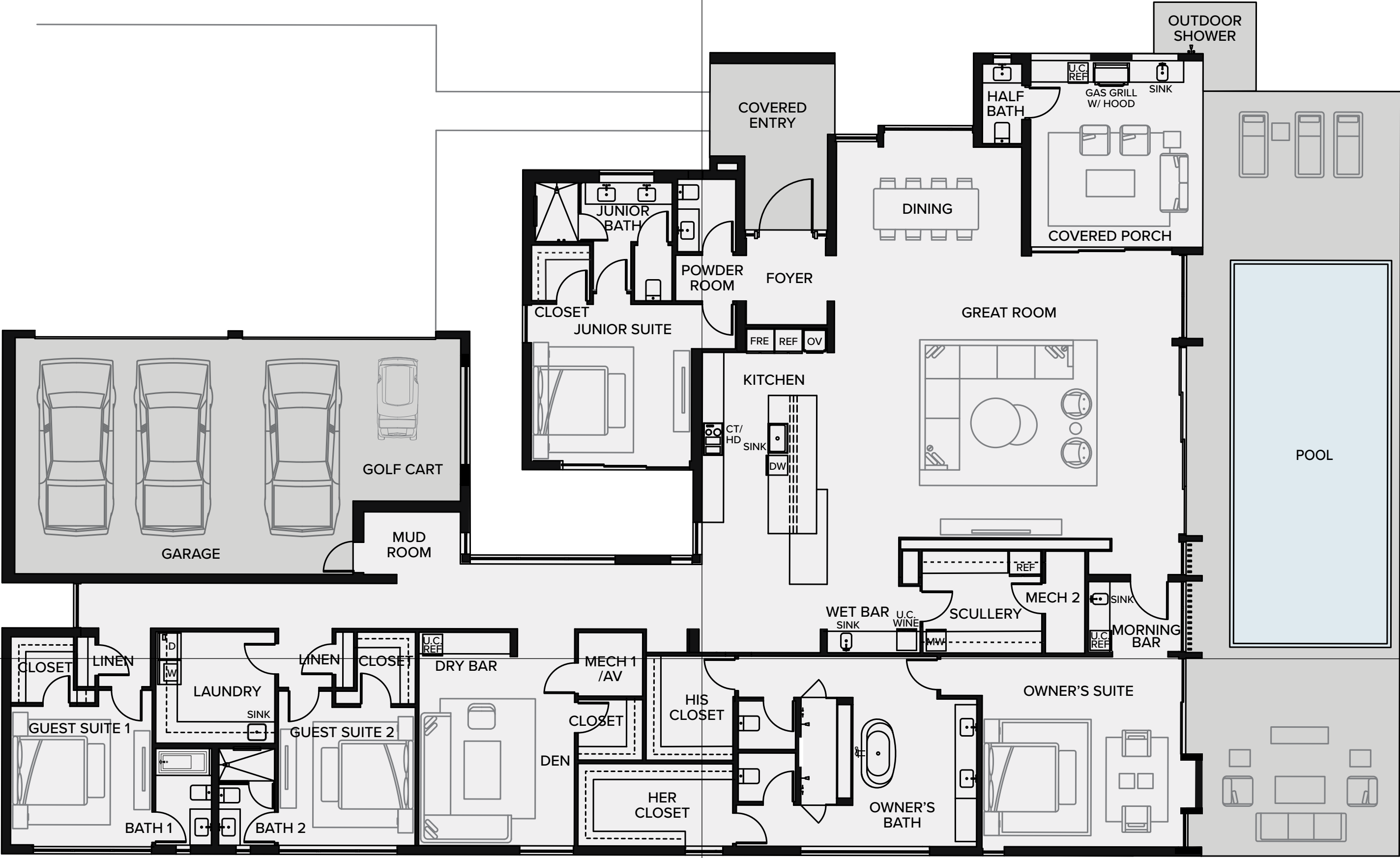
- Wolf kitchen appliances
- Sub-Zero refrigeration
- Electrolux laundry appliances
- Solid surface countertops
- Custom cabinetry with soft-close drawers
- 24" x 48" Porcelain tile in first floor main areas and bathrooms
- Engineered wood floors in bedrooms and closets
- Lutron lighting controls
- Waterworks faucets & fixtures, Kohler sinks & water closets
- Drapery pockets
- Wine display with glass enclosure
- Fire sprinkler system
- Recessed 4" square LED lighting
- Security system
- EV charger in garage
- High efficiency 2 stage A/C with smart thermostat

EXTERIOR

- Architect selected exterior color combinations
- Oversized 10' entry door with clear glass, with transom glass above and sidelight
- Pool with outdoor shower
- ES Prestige Series, Low E, impact rated windows and doors, bronze aluminum frames
- Expansive 3 to 4-car garages per plan
- Steel garage door, insulated, impact rated with opener and keyless entry
- Premium landscape package with irrigation system
- Smooth painted stucco, smooth Turkish stone and porcelain wood look tile with powder coated aluminum vertical fins
- Cold applied roofing membrane, includes integrated roof drain system with overflow scuppers
- Custom outdoor kitchen with solid surface countertop
- Underground side yard drainage system
- Shellstone paver driveway, entry walk and pool deck

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6,365 TOTAL SF
4,946 A/C LIVING AREA



OWNER'S SUITE:	18'-1" x 17'-2"
OWNER'S BATH:	17'-2" x 16'-4"
OWNER'S HER CLOSET:	7'-8" x 14'-5"
OWNER'S HIS CLOSET:	9'-2" x 8'-1"
JUNIOR SUITE:	15'-1" x 14'-1"
GUEST SUITE 1:	13'-2" x 12'-5"
GUEST SUITE 2:	12'-9" x 12'-4"
DEN:	14'-6" x 19'-4"
GREAT ROOM:	27'-9" x 24'-8"
KITCHEN:	24'-6" x 16'-0"
DINING:	17'-3" x 9'-10"
SCULLERY:	11'-0" x 9'-6"
WET BAR:	13'-2" x 4'-8"
LAUNDRY:	9'-10" x 11'-1"
MUD ROOM:	5'-10" x 9'-0"
GARAGE:	31'-6" x 22'-8"
GOLF CART GARAGE:	10'-0" x 12'-5"
COVERED PORCH:	16'-0" x 17'-4"
HALF BATH:	3'-8" x 7'-6"



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MAY 2024