



ZERMATT

SIGNATURE ESTATE

10,981 TOTAL SF | 7,306 A/C LIVING AREA | HALF-ACRE | [STRANG] DESIGN

2
STORY

4
BEDROOMS

5
BATHS

1
POWDER
ROOM

1
CABANA
BATH

2
DENS

1
OFFICE

4
CAR GARAGE

ZERMATT

INCLUDED FEATURES



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

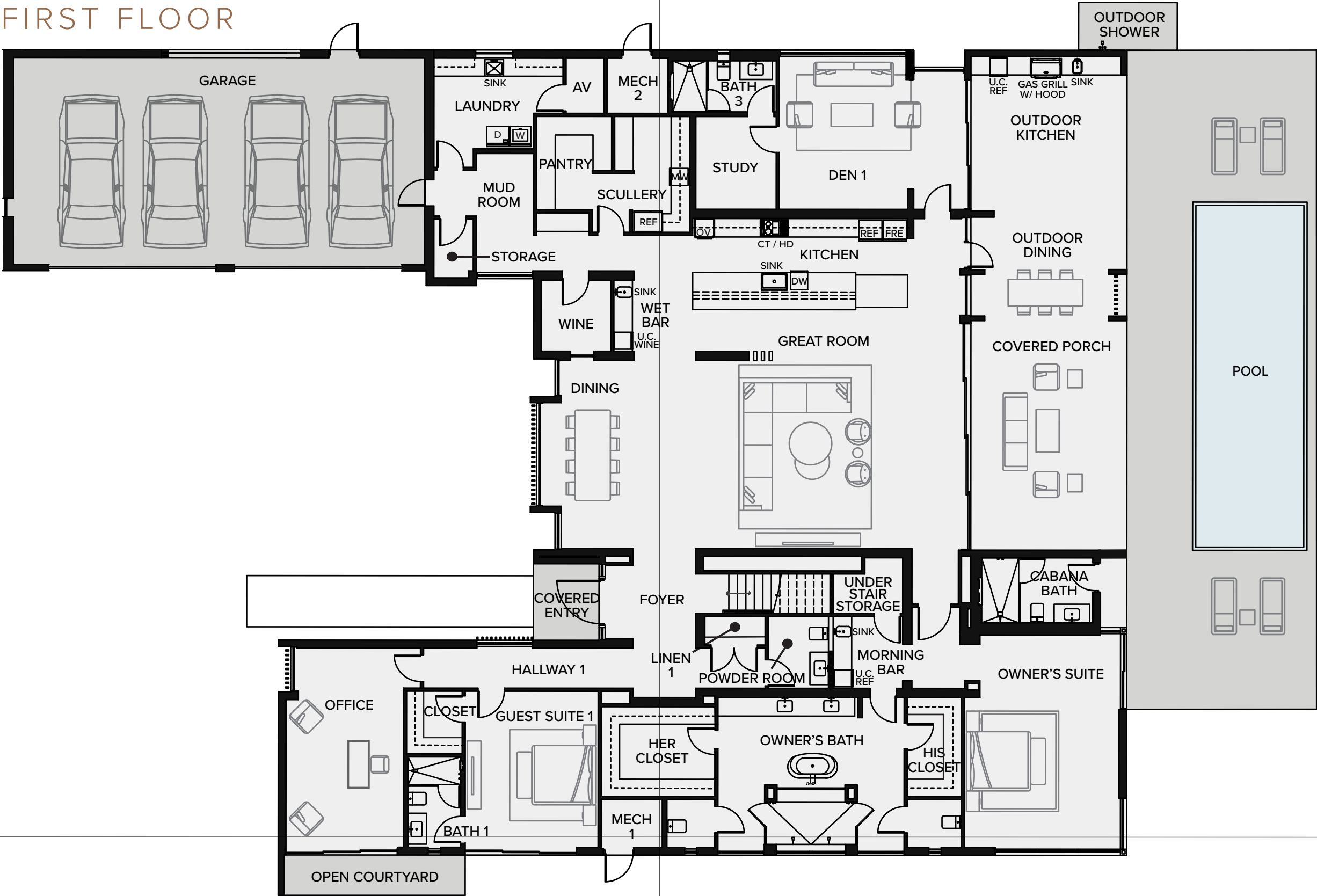
EXTERIOR

- 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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10,981 TOTAL SF
7,306 A/C LIVING AREA

FIRST FLOOR



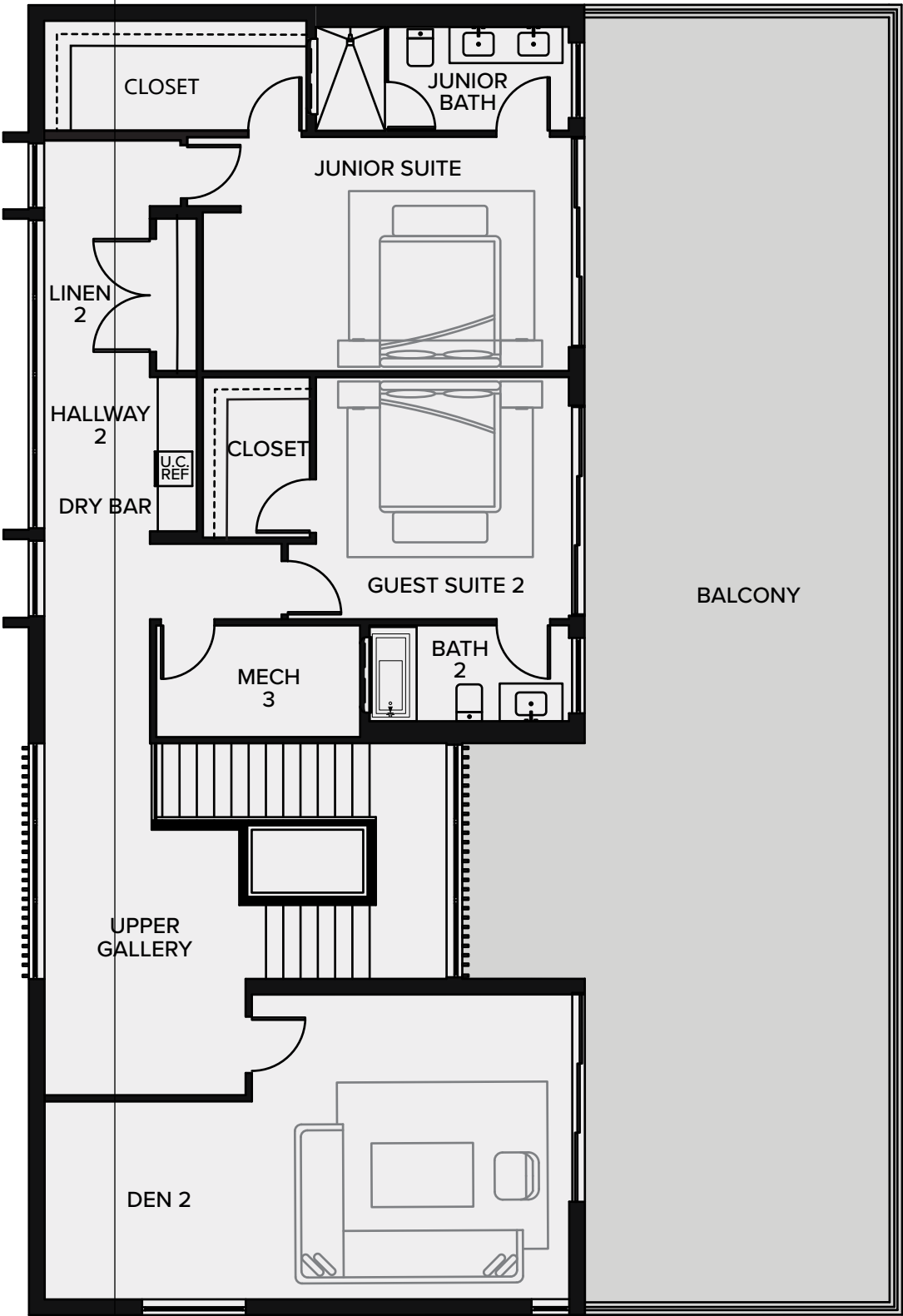
FIRST FLOOR

OWNER'S SUITE:	16'-8"	x	22'-11"
OWNER'S BATH:	16'-0"	x	20'-3"
OWNER'S HER CLOSET:	9'-8"	x	12'-3"
OWNER'S HIS CLOSET:	10'-10"	x	5'-10"
GUEST SUITE 1:	16'-10"	x	14'-4"
OFFICE:	21'-6"	x	12'-8"
DEN 1:	16'-8"	x	20'-0"
STUDY:	10'-2"	x	8'-8"
GREAT ROOM:	20'-5"	x	31'-9"
KITCHEN:	14'-6"	x	37'-4"
DINING:	20'-3"	x	11'-2"
WINE:	7'-6"	x	7'-8"
SCULLERY:	10'-1"	x	10'-6"
LAUNDRY:	12'-6"	x	16'-6"
GARAGE:	23'-0"	x	44'-6"
COVERED PORCH:	25'-0"	x	16'-10"
COVERED DINING:	28'-3"	x	16'-10"

SECOND FLOOR

JUNIOR SUITE:	12'-5"	x	19'-5"
GUEST SUITE 2:	13'-5"	x	12'-10"
DEN 2:	16'-2"	x	27'-10"
BALCONY:	68'-2"	x	16'-2"

SECOND FLOOR





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MAY 2024