

9108 Sloane Street

Key Features:

- A custom-built Mediterranean-influenced Cahill home
- Set on the 16th Green overlooking the shores of Red Lake and Lake Nona
- 5 bedroom suites with walk-in closet and bath
 - o 4 suites in main home
 - o 1 suite in detached casita with bathroom, covered colonnade, and water feature
- 8 bathrooms (5 full, 3 half)
- 1 study/library with half bathroom and potential bedroom conversion
- 1 family planning center, located just off the kitchen
- Andersen casement wood windows
- Custom arched solid cherry front door (9') with speakeasy
- Custom distressed solid cherry interior and exterior doors
- Busby solid-wood cabinetry throughout
- Crestron Whole-Home Audio/Automation System
- Icynene foam insulation with 2 E.R.V. mechanical systems that exchanges old air with new
- Concrete barrel-tile roof

Kitchen:

- Busby solid-wood cabinetry with hidden pantry
- Wolf gas cook-top with custom marble hood and pot filler
- Wolf electric double ovens and warming drawer
- Subzero refrigerator and freezer
- Exotic *Lapidus Tiger* granite countertops with upgraded edges
- Under-counter clear-ice maker
- One full dishwasher and one half drawer dishwasher
- Under-cabinet lighting
- Tile ceiling detail
- Busby buffet cabinet

Wine Cellar:

- Custom ≈750 bottle climate and humidity controlled wine cellar
 - o Insulated wine storage with off-site temperature and humidity monitoring
 - o Custom built-in African Mahogany racking
 - o Hand-crafted antique door with iron detailing
 - o Marble entry and marble window casing, with iron inserts
 - o Interior brick floor, walls, and ceiling

Master Bedroom:

- Custom distressed cherry interior doors at Master bedroom entry, Master bath entry and Master closet entry

- Cypress beamed ceiling
- Morning kitchen with under-counter refrigerator and 2 Busby cabinets above
- Turreted master sitting area with custom wood beam ceiling detail
- Walk-in closet
 - o Solid-wood custom Master closet cabinetry
 - o 3-way splay dressing mirror with hidden pullouts for belts, ties, etc.

Master Bathroom:

- Master Bath with Venetian plaster walls and ceiling
- Busby colonnade in make-up area
- 3 upper nooks with iron inserts above tub and shower
- Water closet with bidet
- Hairdryer convenience plug hidden in drawer
- Kohler jetted Jacuzzi tub
- Under-cabinet lighting
- Ivory travertine shower entrance

Dining Room:

- Coffered ceiling detail
- Colonnade featuring Crema Avegnon Marble columns and 3 chandeliers
- Travertine flooring with Carlisle natural antique oak grid

Living Room:

- Gridded cypress ceiling with corbels
- Colonnade featuring Crema Avegnon Marble columns and 3 chandeliers
- Travertine flooring with Carlisle natural antique oak grid

Family Room:

- Cypress beamed ceiling
- Crema Avegnon Marble entertainment center with Busby wood custom base cabinets and inset Isokern gas fireplace
- Motorized 90 degree sliding glass door leading from Family Room to lanai

Study/Office:

- Stained distressed cherry doors
- Carlisle antique-oak wood floor
- In-floor data and power outlets
- Cypress wood beam ceiling
- Half Bath
- Potential for conversion to 6th bedroom

Outdoor Living:

- Summer kitchen with bar, ice/fridge combo, and built-in DCS gas grill with vent hood
- Saltwater pool with spa and dark Pebble Tec finish
- 2 Jandy screens for easy control of pool and spa functions
- 1 inch thick travertine pavers on pool deck
- Pool bath
- Outside shower with hot water
- Hidden, motorized screens on back porch recessed into columns
- Chisel-cut travertine flooring on lanai
- Tongue and groove cypress ceiling with cypress crown molding
- Two-sided Isokern gas fireplace

Garage/Courtyard:

- Insulated Eden Coast Custom Overlay garage doors (9' x 8') with decorative clavos
- Old-Chicago brick driveway and motorcourt
- Water feature in courtyard between guest suite and casita
- Three car garage with additional golf cart garage
 - o Single bay with high ceiling to accommodate car lift
- 4-coat flecked epoxy painted garage floor
- Lit dual storage areas in the attics with ¾ inch plywood decking
- Heat sensors in the garage
- Icynene foam insulation
- Crown molding

Irrigation and Landscaping:

- Landscape lighting in front and rear of home
- 480ft Deep Well with submersed on-demand pump, installed for irrigation
- Multi-zone Rainbird irrigation system
- Independent water meters for the house and the irrigation system, with upgraded 1" pipe for better flow

Construction Details:

- Three phase termite prevention treatment
 - o Anti-termite soil treatment pre-slab spray
 - o Boracare wood treatment on all wood 2 feet above slab
 - o Sentricon termite bait treatment on house perimeter
- Anti-microbial spray on framing to eliminate mold pre-drywall
- Self-healing tar based waterproofing membrane on all wood surfaces to help protect from water intrusion
- Foam filled block walls to increase insulation efficiency

Additional Features:

- Whole-home Siemens 45KW generator with 500-gallon reserve tank
- Whole-home Reverse Osmosis water filtration system
- 120-gallon electric water heater with a re-circulation pump
- 3 Carrier Infinity air conditioning systems (10-year parts and labor warranty)
- 250 gallon buried propane tank for cooktop, grill, courtyard lights, fireplaces, and spa
- House alarm, pool alarm, and smoke detectors equipped with off-site monitoring
- 4 External Security Cameras
- Central Vac system