



AVALAIRE



Phil Miller

CONSTRUCTION

1413 Lily Estates Drive | Home Site #55 | .948 Acre Homesite
5,725 Sq. Ft. Heated Area | Approximately 500 Sq. Ft. of Unfinished Walk-Up Attic
4 Bedrooms, 4 Full Baths and 1 Partial Baths | 3 Car Garage

SPECIAL FEATURES AND CUSTOM DETAILS

- Timeless custom estate home with quality and attention to detail throughout.
- Exterior features an all brick with natural stone and architectural accents and details providing outstanding curb appeal.
- Elaborate millwork and architectural detailing with superior applications by craftsman long associated with builder.
- Grand 2-story entry foyer flanked by detailed cased entryways to elegant dining room and study/library.
- Main floor master retreat with cathedral ceiling and cozy sitting rm with fireplace and bookcases.
- Open kitchen with custom designed furniture styling painted cabinetry, tile backsplash, center island and peninsula gathering bar.
- Family room features vaulted beamed ceiling and massive fireplace flanked by built-in entertainment centers.
- Two Rinnai tankless hot water heaters
- Stainless steel gourmet appliance package including professional 36" gas range w/6 burners and lower oven, wall oven, range hood, microwave and dishwasher.
- Master spa bath offers beautifully detailed tiled flooring, separate custom vanities with granite tops, oversized hand-crafted tile work including freestanding tub and luxurious separate walk-in shower with multiple shower heads.
- Double walk-in closets with customized wood shelving and site finished hardwood floors.
- Many upstairs bedrooms with vaulted ceilings for additional volume and character.
- Second floor recreational room featuring granite wet bar with space for beverage frig. includes hobby room / home office.
- Outdoor living areas includes 900 sq. ft. of covered back porch includes stone fireplace and tongue and groove ceiling. Enjoy an expansive premium wood deck with private wooded views.

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SALES BY THE YOUNG TEAM – COLDWELL BANKER HPW, GLOBAL LUXURY 



The builder reserves the right to revise noted specifications or substitute features, architectural details or materials. Illustrations and floorplans are for discussion purposes only and not part of a legal contract. Room sizes are approximate. Price, features, specifications, plans and elevations are subject to change without notice.

