



# FEATURES LIST

4534 Leilani Lane  
Merritt Island, Florida 32953

- *Constructed to far exceed current building codes and energy efficiency*
- *Top quality details and materials throughout*
- *Gourmet kitchen includes:*
  - ❖ *Granite countertops (kitchen and all baths)*
  - ❖ *Sub-Zero-style top-compressor 48" cabinet refrigerator*
  - ❖ *Wolfe 36" glass cooktop with Pot filler above*
  - ❖ *42" custom cabinets with all drawers in base cabinets*
  - ❖ *Cabinets for dishes accessible from Dining Room*
  - ❖ *2 pop-ups for Food Processor and Mixer*
  - ❖ *Baskets for produce, Bread drawer*
  - ❖ *Reverse osmosis purification connected to ice maker and fridge water*
  - ❖ *Stainless Commercial quality exhaust hood with muffler*
  - ❖ *Double built-in ovens (convection/conventional and convection/microwave)*
  - ❖ *Double garbage/recycle bins*
  - ❖ *All appliances are 'Energy Star' rated*
- *10' ceilings throughout house with 14' in foyer, dining and office/bedroom*
- *8' Solid core custom doors throughout*
- *Solid mahogany double entrance doors with leaded glass*
- *Double French doors to courtyard (4 sets) with built-in blinds*
- *Pella double-hung, low-E, double-glazed, argon gas filled windows*
- *Doors & windows trimmed with decorative molding, rosettes and plinth blocks*
- *Lighted tray ceilings in Master, Living & Family rooms*
- *Crown molding and chair rail*
- *Central vacuum*
- *Tankless 'instant hot' electric water heaters at opposite ends of home*
- *2 Carrier variable speed 15.5 SEER A/C units w/ heat pump*

- *Return vents in every room for efficient air movement*
- *Whole-house power 'conditioner' and lightning arrestor*
- *All copper water supplies*
- *400 amp electrical service in 2 panels*
- *Electric welder receptacle in garage 220V 30A*
- *Built on a 5' Stem Wall*
- *Sealed attic – no ridge vent, solid soffits for energy efficiency*
- *Spray-on Icynene foam insulation making attic only 5-8 degrees different from house temp. Electrical bills are approx. 50% of similar sized homes.*
- *Every room pre-wired with 2 home-run conduits for telephone, TV and computer. Also wired for 'state of the art' security system to Central Control Panel*
- *Living & Family rooms pre-wired for 6 speakers each and Patio pre-wired for speakers. Bedrooms 2, 3, & 4 pre-wired for speakers*
- *Skylights in Master Bath and Bonus Room*
- *Jetted tub in Roman Style Master Bath*
- *Grohe faucets and water efficient Toto toilets and sinks*
- *Solid Brazilian Koa wood plank floors in most living areas, carpet in bedrooms, tile in bathrooms*
- *Bonus room closet pre-plumbed for half bath or kitchenette*
- *Oversized 3-car garage with keyless access pad*
- *Oversized laundry/pantry*
- *Hunter Classic fans (5)*
- *Extra storage above closets in bedrooms 2, 3 & 4*
- *Irrigation system on reclaimed water with programmable timer*
- *Walkway and garage entrance pavers*
- *Circular drive around huge oak with many oaks, cedar and palm trees on wooded grounds. Pond with fountain in back.*

*Showing and information:*

***Susan Bailey 321-749-3407***

*Coldwell Banker Ed Schlitt Realtors*