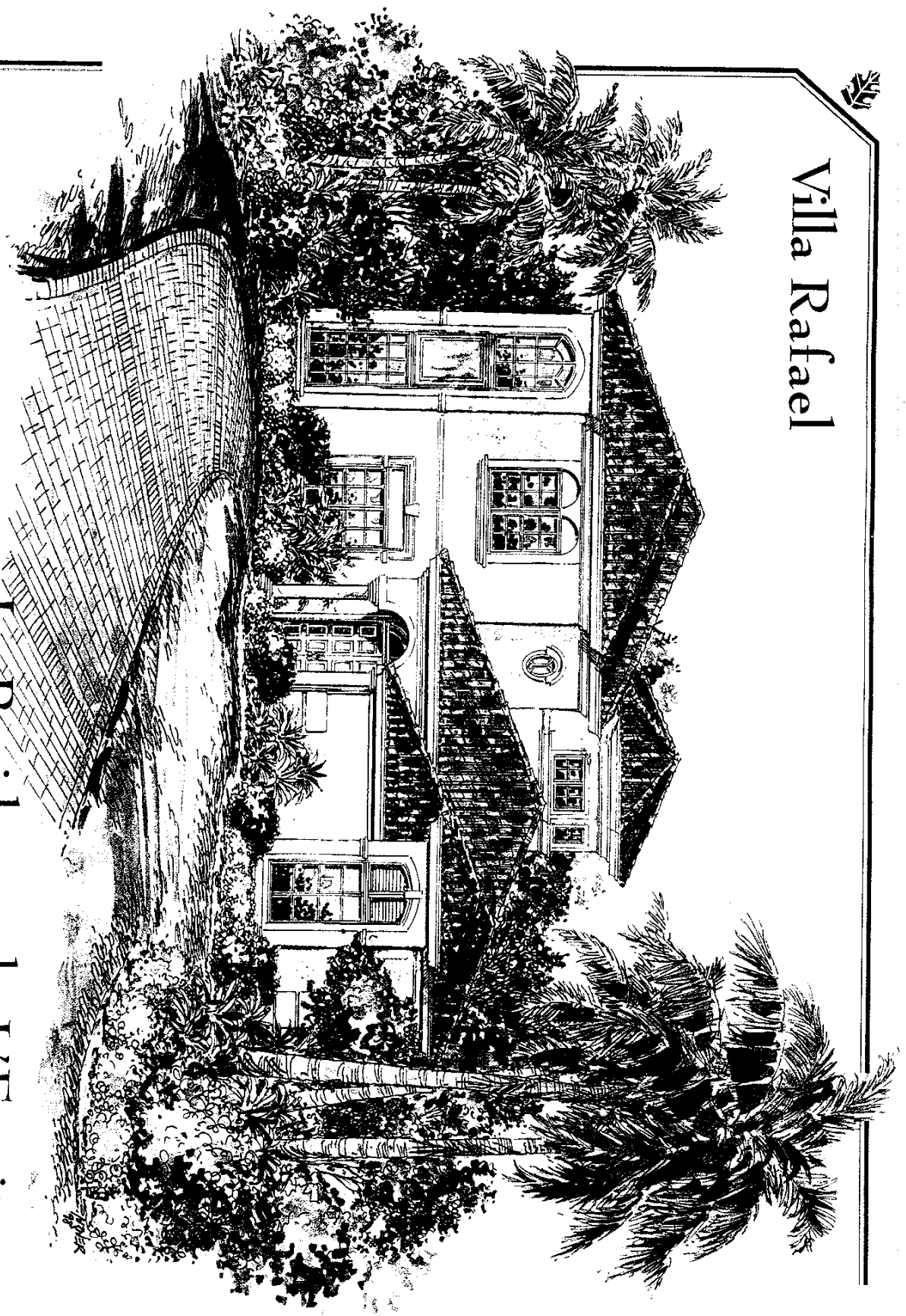




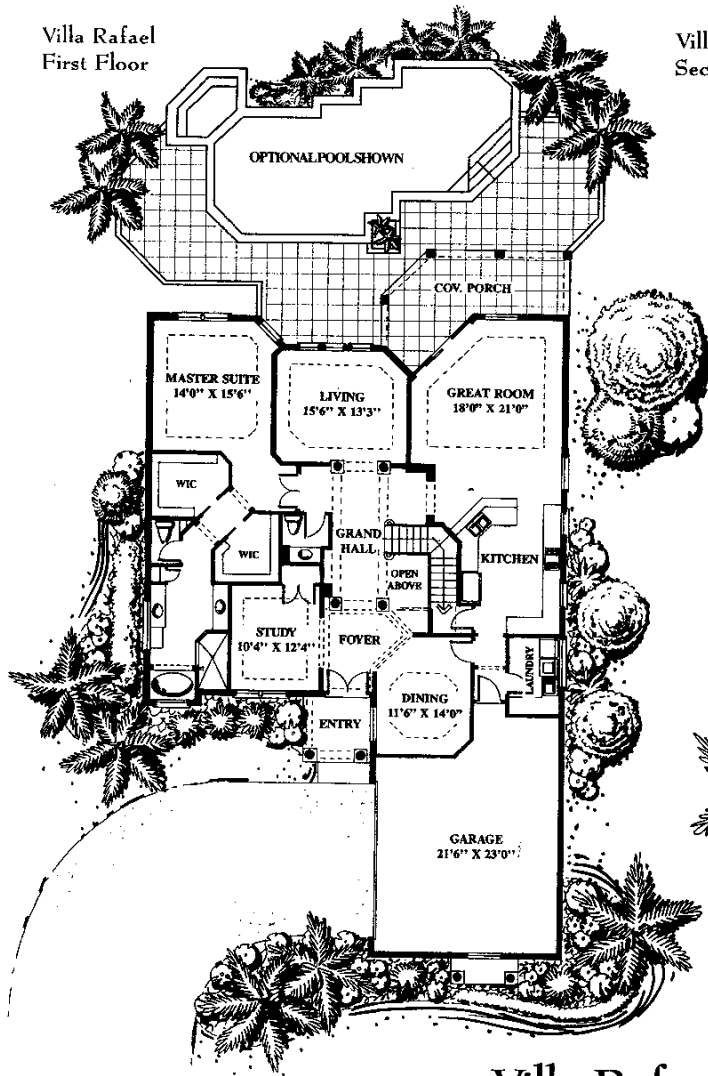
# Villa Rafael



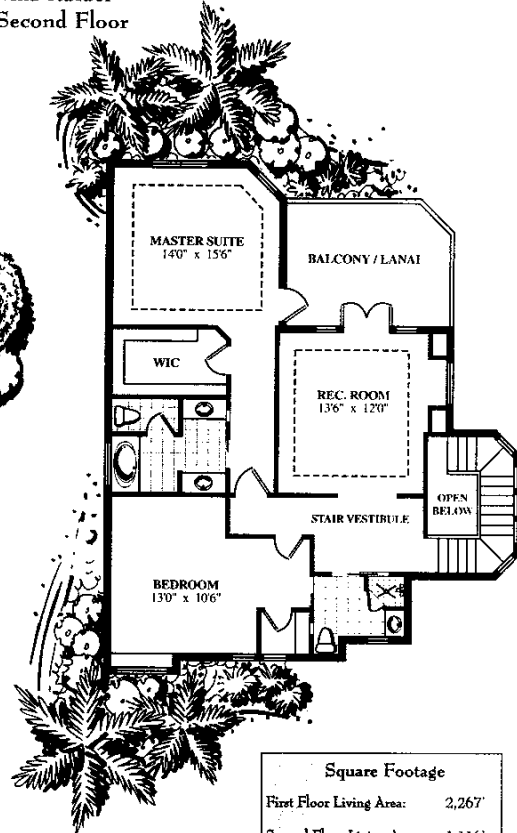
La Residence de L'Ermitage

*Grey Oaks*

Villa Rafael  
First Floor



Villa Rafael  
Second Floor



Square Footage	
First Floor Living Area:	2,267'
Second Floor Living Area:	1,116'
Covered Entry:	53'
Second Floor Balcony, Terrace:	169'
Garage:	604'
<b>Total:</b>	<b>4,209'</b>

Artist rendering subject to change.  
Dimensions approximate.  
Information herein believed to be accurate but not warranted.

## Villa Rafael

La Residence Villa

### Interior Features

- Spectacular two-story villa with three bedrooms, three baths and powder room.
- Unobstructed views across lake to the 18<sup>th</sup> fairway of the Pine Course.
- 2,267 square feet under air on the first floor, 1,116 square feet on the second floor.
- Keystone columns flank the double entry doors leading to the foyer and Grand Hall, with its barrel ceiling, marble tiled floor and sweeping staircase to the second floor.
- Keystone columns lead from the Grand Hall to the centrally located living room.
- The formal dining room with its 13-foot ceiling is accessed off the foyer and has separate access to the kitchen.
- The large study has wood floors.
- The designer kitchen has custom Euro-style cabinetry in a choice of finishes, upper cabinets with crown molding, Kitchen Aid appliances, matching cabinet panels for the dishwasher and refrigerator and granite countertops.
- The expansive family room features 13 1/2-foot ceilings.
- The secluded master suite features double-door privacy entry and oversize his and her closets.
- The luxurious master bath has Italian ceramic tile floor, his and her vanities with marble countertops, custom Euro-style cabinetry, Roman tub, ceramic tile walk-in shower and separate water closet.
- The Guest Bedroom Suite is located on the second floor and has a double door entry, walk-in closet, full bath with his and her vanities, ceramic tile walk-in shower, tub and separate water closet.

- The second guest bedroom also has a full bath with ceramic tile walk-in shower.
- The spacious upper recreation room is accessed off the open vestibule at the top of the stairs. It has a double door onto a sun deck.
- Deep crown moldings can be found in the foyer, living, dining and family rooms. Seven-inch crown moldings are used in the master and guest master baths, recreation room, guest master bedroom and stair vestibule.
- Separate laundry room with large capacity Whirlpool appliances, cabinets and laundry tub.
- Integrated security system connecting to the gate house and off-site security center.

### Exterior Features

- Mediterranean style stucco exterior with keystone trim.
- Espana Lifetile concrete roof tile.
- Custom 14-foot by 20-foot free-form pool, brick paver patio with planter areas, aluminum picket fence around pool.
- Insulated windows with custom grills, French doors and 10-foot sliding doors.
- Decorative keystone pavers and columns at entry, keystone trim in selected areas.
- High efficiency, two-zone air conditioning system.
- Large two-car garage with golf cart parking, 18-foot garage door.
- Brick courtyards with security lighting.
- Lush tropical landscape at front courtyard and patio area by pool.

Developed by La Residence de L'Ermitage LP, and constructed by Florida Bay Homes, Inc.  
Marketed by Greer Oaks Realty, Inc. Broker participation encouraged