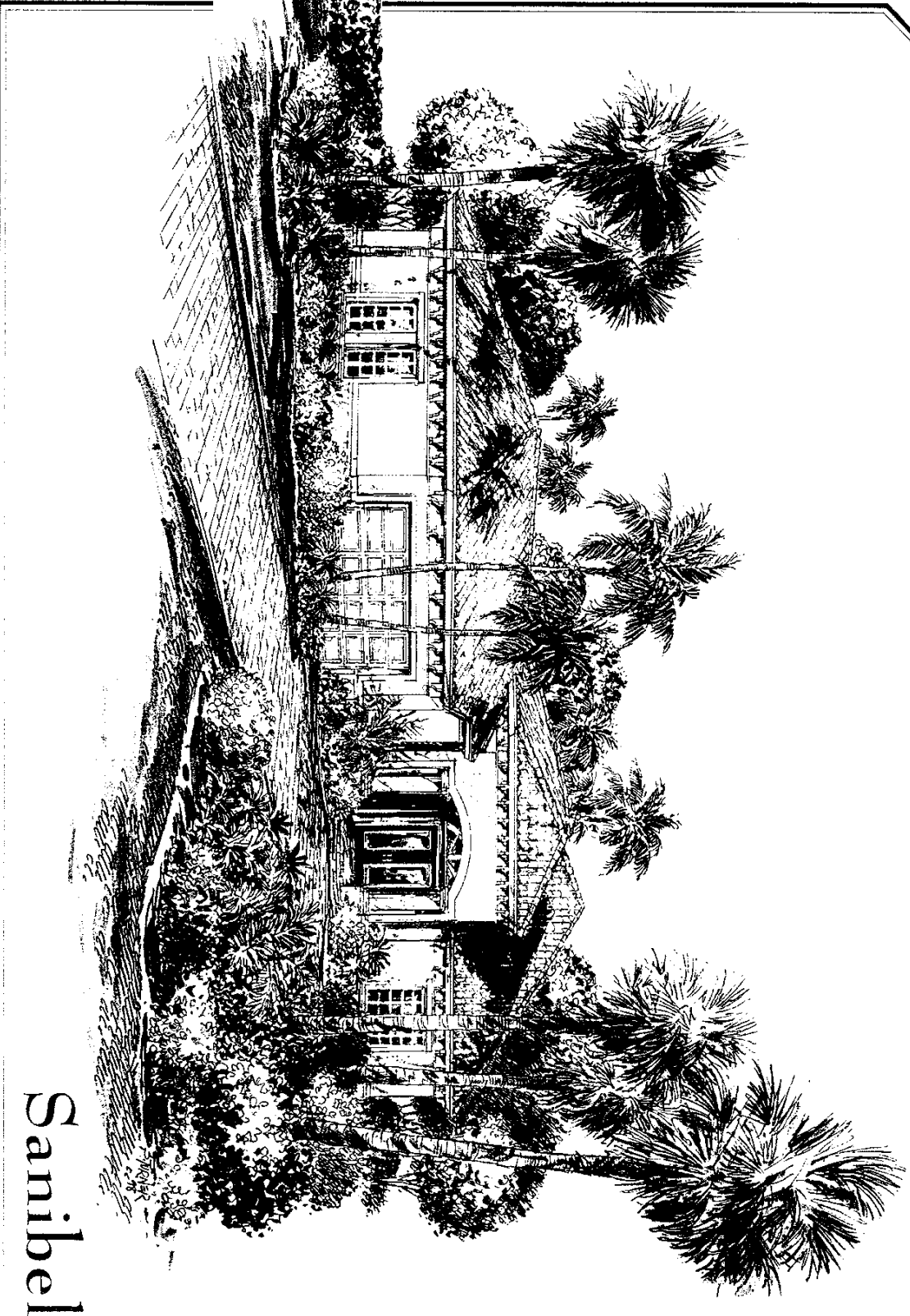




San Tiza X

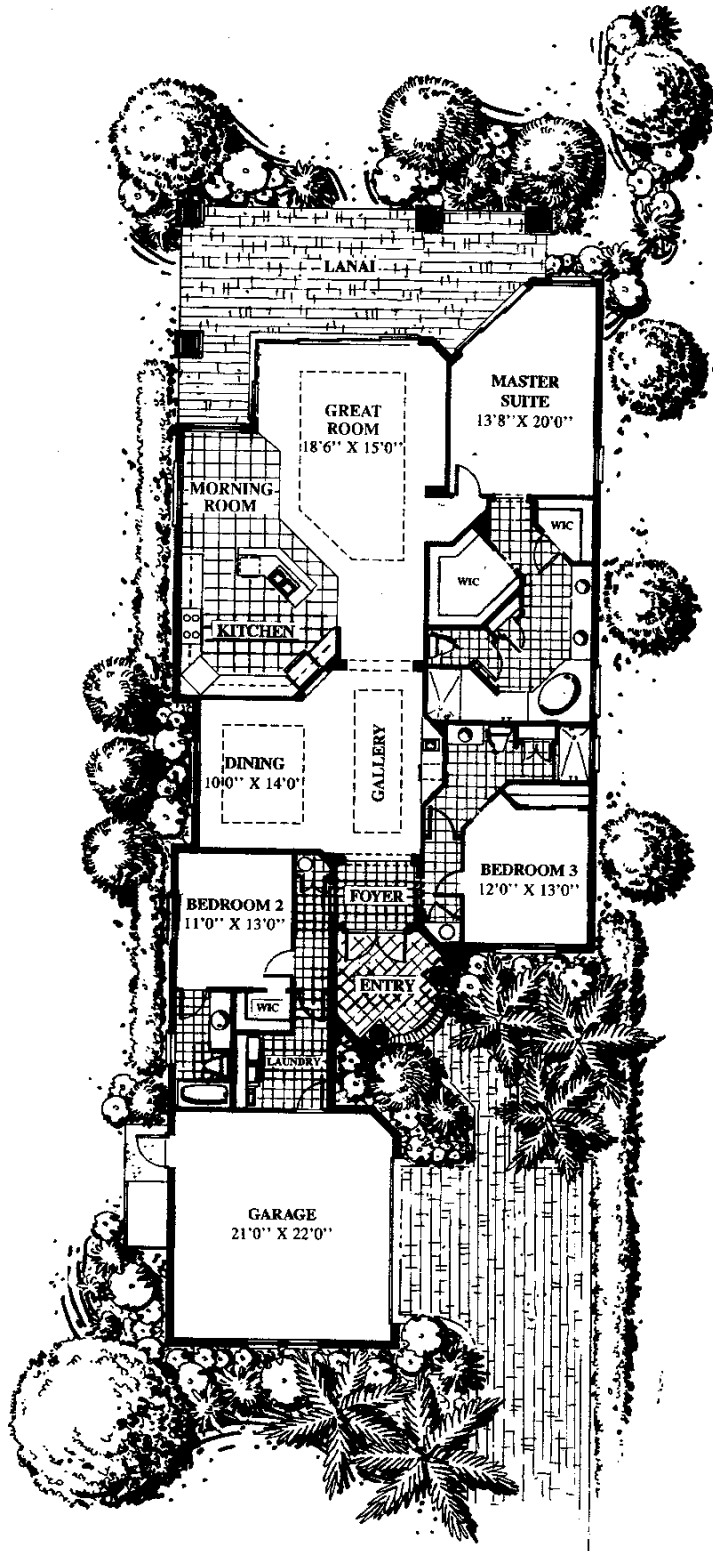


Sanibel

Grey Oaks

SANIBEL

Interior Features



- Three-bedroom, three-bath detached villa.
- Spectacular golf course and lake views.
- Stylish arches and 12-foot coffered ceilings throughout.
- A formal, elevated arched entry with stone columns leads to the dramatic entrance foyer where the coffered ceiling provides the perfect setting for your hanging chandelier.
- The expansive central gallery features a reception area of Italian ceramic tile with stone inlays. A coffered ceiling frames the area that includes a built-in cocktail bar with custom cabinetry and wine cooler.
- Adjacent to gallery is the formal dining area with coffered ceiling and eight-foot arched window allowing views of the lighted landscape area.
- The well-equipped kitchen has designer appliances and furniture-grade maple cabinetry with Corian countertops. Under-cabinet lighting highlights the working areas. A free-standing island provides a convenient working surface and a small breakfast bar area.
- The cozy morning room is perfect for informal meals.
- The expansive gathering room is designed to accommodate an optional built-in entertainment area. Dramatic retracting walls of glass expand the space to the screened brick lanai or optional pool area.
- The spacious master suite has a private alcove entry and a cozy reading area with access to the lanai through sliding glass doors.
- Large his and hers walk-in closets make for convenient living.
- The master bathroom has cultured marble countertops, hand-glazed custom cabinetry, Roman tub, expansive walk-in shower and a separate commode room.
- Both guest bedrooms feature full bathrooms, one with tub and shower and the other with a tiled walk-in shower.
- The separate utility room has fully built-in cabinets and features top-of-the-line appliances.
- Solid vinyl windows have state-of-the-art engineering providing the ability to withstand 160 mph wind loads.
- The large two-car garage has a golf cart storage area.
- Two-zone air conditioning system has a flexible zone feature for interior comfort.
- A 66-gallon hot water heater is standard.

Exterior Features

- Lush tropical landscaping with brick paver driveway, lanai and entrance.
- Keystone architectural detailing.
- Expandable perimeter security system provides 24-hour on-site monitoring.

Square Footage	
Living Area:	2,494'
Garage:	534'
Lanai, covered entry:	523'
Total:	3,551'

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

Developed by Country Homes of Collier County, Inc.
Marketed by Grey Oaks Realty, Inc.
Broker participation encouraged.