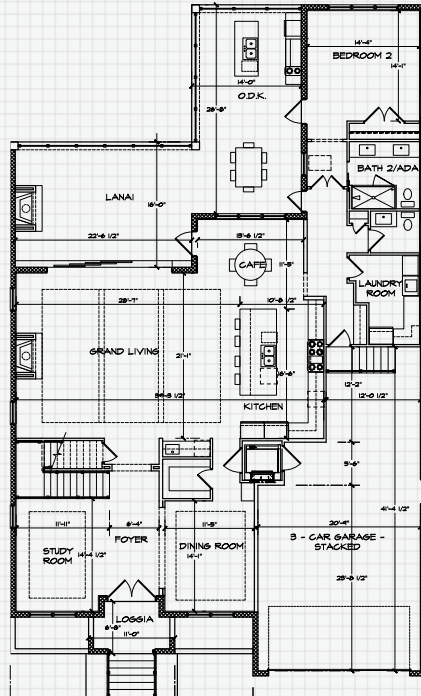


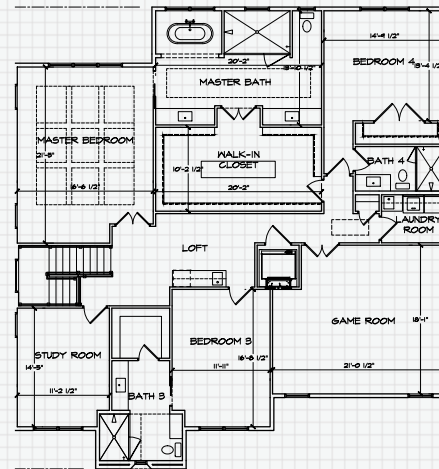
# THE BORDEAUX

*A Contemporary with European Flair*

The modern French Provincial elevation is paired with a beautifully designed contemporary floorplan with all the most popular amenities. As you enter the Grand Foyer, you will find a Study on one side and a separate Dining Room on the other. Continuing on to the Grand Living area features an inviting Fireplace and a massive center island that separates the Grand living space from the Gourmet Kitchen. The whole first floor is perfect for both family time or entertaining guests. The outdoor living space has its own fireplace, outdoor kitchen, pool and spa. There is also a private bedroom suite with its own bath. You can access the 2nd floor by the stairs or a convenient elevator. The upstairs has 2 more Bedroom suites, a 2nd laundry room, Loft, Study Room and a Game Room. The immense Master Suite will be your private retreat that includes a huge walk-in closet, relaxing soaking tub and a separate shower.



**1st Floor**



**2nd Floor**

- 4 Bedrooms, 4 full Baths and 1 half baths, a 3-Car Garage, Grand Room, Game Room, Mud Room, 2 Laundry Rooms, Elevator & More.
- 4,873 square feet of living area and 6,462 square feet under roof.
- Generous \$115,000 allowance from Taralon for Pool, Spa, Screen, Decking and more.
- Outdoor Kitchen includes Alfresco 42” gas grill, 24” Versa Power Burner, Best 60” stainless steel wall mount hood and 24” under-counter refrigerator
- Natural gas with drops to 2 fireplaces, cooktop, 2 water heaters, 2 dryers & outdoor kitchen
- Bordeaux has (2) fireplaces, (1) in the Grand Living and (1) on the Lanai
- 7.5” plank Naturally Aged Medallion Collection wood flooring throughout (except wet areas)
- 7” Crown molding in most areas – 8’ doors throughout - Insulated Low-E Windows
- Professionally designed kitchen includes Wolf 48” Dual Fuel Range Top, SubZero panel-ready refrigeration, freezer and wine storage. Undercounter icemaker and beverage center
- High efficiency 16 SEER Trane heat pumps for A/C 2 units separating upstairs and down with programable Wi-Fi thermostats.