

6444 Modern Duran

Property Features

4 BR. 5 BA (3 FULL 2 HALF) 3 CAR

THE ENTRY

- GRAND CUSTOM SOLID MAHOGANY 10 FOOT DOUBLE ENTRY DOORS WITH MODERN 6 PANEL IMPACT LOW-E GLASS DESIGN
- CREAM STACKED STONE ENTRY WALL
- MARBLE PAVER DRIVEWAY & PATIO

THE AUTOMATION & TECH

- CUSTOM HIGH END AUTOMATED BLINDS THROUGHOUT THE HOME WITH REMOTE CONTROL AND APP PROGRAMING FOR SCENES AND AUTOMATIC OPEN/CLOSE AT DEFINED TIMES
- CLOSETS WITH AUTOMATIC SENSOR LED LIGHTS ON/OFF
- SONY 85" & 55" & 48" TV'S & SURROUND SOUND INCLUDED WITH AUDIO FOR THE PROPERTY COTROLLED BY THE WALL MOUNTED TABLET OR BY APP ON YOUR DEVICES
- HOME SURVEILLANCE CAMERAS/DVR
- HOME CONNECT SMART APPLIANCES
- NEST PROTECT SMOKE AND CARBON MONOXIDE DETECTORS
- CUSTOM AUTOMATED PATIO SUN SHADE SCREENS, DESIGNED TO WITHSTAND 60 MPH WINDS
- AUTOMATIC FULL HOUSE GENERAC GENERATOR WITH SENSOR TRANSFER SWITCH FOR SEAMLESS OPERATION DURING OUTAGES. NATURAL GAS PLUMBED FOR ENDLESS USE & A EXTENDED 10 YEAR TRANSFERRABLE WARRANTY
- TWO ELECTRIC CAR CHARGERS HOUSED IN THE GARAGE – FAST CHARGE 50 AMP ALONG WITH A SLOW CHARGER

THE KITCHEN

- CUSTOM KITCHEN WALL TILE WITH OPEN SHELVING WITH LED LIGHTING
- BEAUTIFUL WATERFALL QUARTZ ISLAND WITH BAR SEATING
- CUSTOM ART DESIGNED KITCHEN ISLAND BLOWN GLASS PENDANTS
- UPGRADE COMPOSITE KITCHEN SINK WITH PROFESSIONAL GRADE KITCHEN KOHLER FAUCET
- MIELE COFFEE MACHINE – INSTALLED AND DIRECT PLUMBED TO PROVIDE FRESH AUTOMATIC GROUND COFFEE WITH EVERY INDIVIDUAL SERVING. LINK HERE TO FOR MORE 6805 DETAILS: [https://us.mieleusa.com/MieleMedia/docs/products/specs/pdf/cva/CVA%206805%20HVBR%20\(plumb\)%20Spec%20File_FINAL.pdf](https://us.mieleusa.com/MieleMedia/docs/products/specs/pdf/cva/CVA%206805%20HVBR%20(plumb)%20Spec%20File_FINAL.pdf)
- 5 BURNER GAS COOKTOP WITH HIDDEN RETRACTABLE VENT HOOD
- BOSCH DOUBLE OVEN/MICROWAVE WITH CONVECTION
- BOSCH 3 DOOR HIGH END REFRIGERATOR
- PANELED THERMADOR DISHWASHER
- PULL OUT SPICE RACKS & UTENSIL STORAGE ON BOTH SIDES OF THE COOKTOP
- PULL OUT DRAWERS IN CABINETRY
- CUSTOM 50 BOTTLE WINE LIGHTED DISPLAY GLASS WITH MARBLE ACCENT WALL

WORKSTATION

- WORKSTATION WITH LEATHERED WALLS AND WOOD SHELVING
- IDEAL FLEX SPACE FOR A LARGER PANTRY OR WINE ROOM IF DESIRED

THE HIGH END FEATURES

- BRONZE IMPACT LOW-E WINDOWS AND DOORS
- RIVA COFFEE HOUSE EUROPEAN OAK WOOD FLOORS THROUGHOUT THE HOME INCLUDING ALL FOUR BEDROOMS
- TILE FLOORING IN ALL THE BATHROOMS

- SEAMLESS LINEAR A/C DIFUSERS THROUGHOUT THE MAIN LIVING AREAS & THE OWNERS SUITE
- CUSTOM WALLPAPER DESIGNED FOR THE PROPERTY
- WALNUT ENTERTAINMENT CENTER ART DISPLAY
- POOL BATH RENOVATION & OPENED UP TO MASTER BEDROOM
- 3 CUSTOM BEDROOM FANS WITH REMOTE OPERATION
- MASTER BATH LIGHTED HALO LED MIRRORS & TV
- MASTER BATH ACCENT TILE WALL INSTALLED
- MASTER CLOSET CUSTOM BUILDOUT WITH JEWELRY CABINET
- ALL BEDROOM CLOSETS UPGRADED WITH CUSTOM BUILDOUT
- 4TH BATH TUB GLASS ENCLOSURE
- EXTRA DIMMERS THROUGHOUT THE HOME – LUTRON LEDGEND
- CUSTOM HIGH END CURTAINS SPECIFICALLY DESIGNED FOR FRAMING IN THE HIGH LOFT CEILINGS
- “CHAMPAGNE “ SAMSUNG WASHER / DRYER
- MUD ROOM BEVERAGE REFRIGERATOR WITH CUSTOM INLAY
- PROFESSIONALLY DESIGNED, FURNISHED AND DECORATED. MOST OF THE BEAUTIFUL ITEMS YOU SEE IN THIS EXQUISITE PROPERTY CONVEY WITH THE SALE (PLEASE REFERENCE EXCLUSIONS LIST)

THE RESORT STYLE POOL DECK

- SUMMER KITCHEN WITH NEW GAS GRILL WITH ROTISSERIE
- CONTEMPORARY HEATED POOL, HOT TUB WITH POOL SUN SHELF AND POOL LOUNGERS
- POOL FIRE BOWL (GAS INSTALL - DIRECT PLUMBED)
- FIRE PIT (GAS INSTALL - DIRECT PLUMBED)
- POOL DECK UPGRADED WITH MARBLE PAVERS
- POOL AREA SURROUND SOUND
- POOL CRAWLER for AUTOMATIC CLEANER
- GOLF COURSE AND LAKE VIEWS WITH BREATHTAKING SUNSETS
- GATE for access to the Golf Course & Trail for Runs, Biking, or Walking

THE MORE

- THE DRIVEWAY AND ENTRY & THE POOL SUN DECK AND PATIOS ALL UPGRADED WITH MARBLE PAVERS

- CUSTOM SQUARE GUTTERS AND DOWNSPOUTS
- EXPANDED LANDSCAPE LIGHTING
- ENERGY EFFICIENT INSTANT ON DEMAND RINNAI TANKLESS GAS WATER HEATERS
- PANEL BOX WITH SURGEBREAKER SURGE PROTECTION 200 AMP SERVICE WITH COPPER WIRING THROUGHOUT
- DAIKEN CENTRAL AC & HEATING SYSTEM
- CONCRETE CONSTRUCTION AND BLOCK FILL FOAM INSULATION
- 5" THICK CEILING SPRAY FOAM INSULATION THROUGHOUT THE HOME FOR ENERGY EFFICIENCY AND SOUND ABATEMENT
- FOUR PANEL CLOPAY MODERN IMPACT RATED GARAGE DOORS
- LIQUID GRANITE APOXY FLOORING THROUGHOUT THE GARAGE
- GARAGE HOUSES A SECONDARY REFRIDGERATOR
- FOUR PANEL SEAMLESS MODERN HURRICANE RATED GARAGE DOORS

LIFESTYLE AT MODERN DURAN INCLUDES THE THE EXTERIOR LAWN MAINTENANCE AND IRRIGATION TO INCLUDE TREE TRIMMING, WEEDING, MULCHING, FERTILIZING, AND PEST CONTROL PROVIDING THE PRIVACY OF A HOME WITH THE EASE OF A CONDO LIFESTYLE!