

# 10400 S Tropical Trail

## Detail Sheet

6 BR Plus Office 7 BA (5 FULL 2 HALF) 4 CAR GARAGE

5,545 Living 7,621 Total

Welcome to this French countryside inspired oasis nestled within the lush landscapes of desirable South Tropical Trail. This custom-built gated estate boasts an unparalleled position, offering breathtaking vistas of both the Indian and Banana Rivers.

Home was built in 2006 with the CO issue in 2007, this home offers traditional style with all the modern comforts and peace of mind.

### THE ENTRY

- Automated Entry Gate and Long Driveway provide privacy from the Road
- Impact Entry Doors
- Paver Drive lined with established shade & fruit trees

### THE KITCHEN

- Custom French inspired Kitchen with Apron Sink with Reverse Osmosis System
- Large Island with a Prep Sink and Storage
- Solid, Alderwood Cabinetry
- Thermador Gas Cooktop with Pot Filler and Warming Tray
- Built in Pantry Shelving
- Miele Wall Oven
- Miele Built in Microwave with Convection Oven Feature
- Sub Zero 48" Side by Side Refrigerator
- New Bosch Dishwasher

### DESIGN FEATURES

- Impact Windows and Doors with additional shutter protection
- Cedar Shiplap Ceilings
- Cast Iron Metal Work Staircase Accent
- Double sided Fireplace
- Wet Bar with Wine Refrigerator and Ice Maker
- Hand Scraped Maple Flooring

- Travertine Tile
- Ceiling Speakers throughout the Home and Lanai
- Two Primary Riverfront Bedroom Suites – ground floor & second floor
- Riverfront Office with Built in Features
- Guest Suite with Full Kitchen, Bedroom, Full Bath, and Balcony

## THE LANAI, POOL DECK & DOCK

- Built in 36" Fire Magic Aurora Model A790i Gas Grill in the Screened in Lanai
- Riverfront Pool with Paver Deck
- Covered Boat House with 7,000 lb Boat Lift operational with GEM Remote System
- Jet Ski Lift operational with GEM Remote System
- Average depth at end of the Dock is 4'-5'
- Weardeck Composite Decking Boards
- Boat Ramp for Launching
- Kayak/SUP Storage Rack
- Parking for RV or Boat

## THE MORE

- NEW Roof 2023 with Transferrable Warranty
- NEW AC Systems 2024 with Transferrable Warranty
- NEW Hot Water Heater 2024 with Transferrable Warranty
- NEW Soffits and Gutters 2023
- Landscape Lighting throughout the property
- Established Miner Mango Trees, a Lychee Tree, a Lemon Tree, a Clementine Mandarin Tree, and an Orange Tree
- Sentricon Termite System with Transferrable Bond
- Property is located on top of solid Coquina Rock Shelf
- 4 Car Garage with Impact Rated Garage Doors

This property has been overseen by a great steward that has invested in Capital Improvements over the years of ownership and the pride of ownership shows throughout this property. Come experience the River to River lifestyle in this private sanctuary.