

6133 CREOLA ROAD

PROPERTY FEATURE SHEET

EXTERIOR & CURB APPEAL

- Impressive circular driveway for effortless arrivals and abundant guest parking
- Charming gas lanterns on stairways and flanking the garage doors, creating a warm welcome day and night
- Clopay 4-layer composite garage door — premium construction for lasting curb appeal and superior insulation
- Garage floors finished with durable Polyaspartic coating — scratch-resistant, easy to clean, and built to last
- Covered front porch — a classic, inviting entry
- Striking front entry with barrel ceilings and soaring 2-story foyer
- Dramatic floor-to-ceiling glass windows in foyer flood the space with natural light
- Custom Ginkgo chandelier — a one-of-a-kind statement piece
- Striking wrought iron front door — a bold, elegant statement that commands attention
- Aluminum gutters and downspouts for low-maintenance longevity
- Paver walkway connecting the garage to the cabana for seamless outdoor flow
- 6' privacy fence enclosing the backyard retreat
- Landscape lighting with timers throughout for effortless ambiance morning and night
- In-ground drip irrigation system throughout — including all beds adjacent to the house — for effortless, efficient watering
- Dual 1,500-gallon rainwater catchment tanks: system automatically waters from harvested rainwater first, then seamlessly switches to city water when the tanks are depleted — an eco-smart and cost-conscious feature

OUTDOOR LIVING & ENTERTAINMENT

RESORT-STYLE POOL & SPA

- Heated saltwater pool with expansive sun deck — perfect for relaxing and entertaining
- Elegant waterfall feature adds ambiance and the sound of flowing water
- 8-person jetted spa/hot tub for year-round enjoyment
- Sophisticated pool management via Jandy AquaLink App
- Ambient pool wall lighting and night lighting for evening swims and entertaining
- Travertine pool deck, covered patio, and cabana for a cohesive, resort-quality aesthetic

LUXURY CABANA

- Soaring wood ceiling with natural warmth and character
- Nearly 10' bar — ideal for entertaining poolside

- Ice maker, beverage refrigerator, and sink — a fully equipped outdoor bar
- Full bathroom with stunning floor-to-ceiling tile — guests never need to go inside
- Dedicated storage room keeps equipment and supplies neatly tucked away

COVERED PATIO

- Tongue-and-groove wood ceiling adds architectural warmth
- Gas log fireplace for cozy evenings under the stars
- Pre-wired for TV and speakers — ready for your outdoor entertainment setup
- Travertine flooring throughout ties the entire outdoor space together

OUTDOOR KITCHEN

- 42" Coyote gas grill — professional-grade performance for the serious entertainer
- 42" Zephyr hood vent keeps the space comfortable while grilling
- Concealed trash can and generous prep counter space for seamless hosting

RECREATION

- 4-hole putting green — sharpen your short game without leaving home

INTERIOR — MAIN LEVEL

10' ceilings throughout · 8' solid-core doors · Emtek hardware

STUDY

- Custom bookcase and built-in cabinetry
- Tray ceiling adds architectural dimension
- Sophisticated color-drenched paint treatment
- Glass-front doors offer visual connection while maintaining privacy

FAMILY ROOM

- Custom built-in shelves and bookcases for display and storage
- Handsome custom wood beams lend warmth and architectural character
- Gas fireplace — the perfect gathering focal point

CHEF'S KITCHEN

- Dramatic 11' waterfall-edge quarter-sawn island with additional storage — the heart of the home
- 60" Sub-Zero refrigerator/freezer — the pinnacle of luxury refrigeration
- 48" Wolf 6-burner gas range with griddle
- Convenient pot filler above the range
- Cove dishwasher — whisper-quiet and elegantly integrated
- Kohler sink and faucet
- Garbage disposal
- Custom cabinetry with lighting throughout

SCULLERY / BUTLER'S PANTRY

- Bosch appliance suite: French door refrigerator, oven, dishwasher, and microwave
- Dedicated sink, custom cabinetry, and floating shelves — ideal for prep, overflow storage, and catering

DINING ROOM

- Sub-Zero wine refrigerator — perfectly conditioned bottles always at the ready
- KitchenAid ice maker
- Custom cabinetry for elegant storage
- Statement glass chandelier

GUEST BEDROOM

- Private en-suite bathroom with floor-to-ceiling tile
- Custom closet — thoughtfully designed for long-stay guests

PRIMARY SUITE

- Double tray ceiling with integrated lighting creates a serene, spa-like atmosphere
- Generous sitting area — a private retreat within your retreat
- Direct access to outdoor living/patio

PRIMARY BATHROOM

- Luxury tile selections throughout
- Zero-entry shower with rain shower head and multiple shower heads
- Freestanding solid-surface soaking tub — a sculptural centerpiece that elevates the spa experience
- Stackable washer/dryer conveniently located within the suite
- Custom closet with built-in dressers — thoughtfully designed for two

HALF BATH

- Designer wallpaper
- Elegant sconce lighting
- Kohler faucet

INTERIOR — UPPER LEVEL

9' ceilings throughout · 8' solid-core doors

UPPER LANDING & SITTING AREA

- A gracious sitting area welcomes you at the top of the stairs — a perfect transition space before entering the bedroom hallway

SECONDARY BEDROOMS

- Four spacious bedrooms, each with a private en-suite bathroom featuring floor-to-ceiling tile
- Two bathrooms include soaking tubs for added luxury
- Every bedroom features a custom closet — beautifully organized from day one

BONUS ROOM / MEDIA ROOM

- Dedicated power circuit pre-wired for projector — your home theater is ready to go (projector not included; buyer's choice)
- Pre-wired surround sound speaker system — infrastructure is in place for a full cinematic audio experience (speakers not included; buyer's choice)
- Tray ceiling with dimmable rope lighting — set the perfect mood for movie nights or game days
- Beverage refrigerator and sink — doubles as a fantastic secondary entertaining or game room

FLEX SPACE

- Incredibly versatile room currently staged as a home gym — equally suited as a craft room, playroom, or additional home office

UPPER LAUNDRY ROOM

- Custom tile flooring
- Quartz countertops
- Sink and cabinetry with soft-close doors and drawers

HALF BATH

- Designer wallpaper
- Sconce lighting

SYSTEMS & MECHANICALS

- Two Navien tankless water heaters — endless hot water on demand, energy-efficient
- Two Lennox HVAC systems
- Smart home features: pool management via Jandy AquaLink App, Irrigation automation and Cat6 data outlets in every bedroom, bonus room, office, living room and patio.
- Dedicated 50-AMP Circuit for EV Charger (Charger not included).
- 40 Gallon Water Heater Located in Storage Room of Cabana for Full Bathroom