

# GORDON'S CASTLE, LLC

*is proud to present a new standard of elegance within the gates of Palencia.*

## *Chateau Clerette*



*Designed by the renowned firm of Morales-Keese Design Associates and finished with the signature elegance of Gordon's Castle, the residence boasts outstanding appointments and features. The design encompasses 5,463 square feet with an additional 462 square feet of outdoor entertainment areas under roof and a 483 foot sun deck on the second floor. Chateau Clerette will be situated on a grand homesite where majestic oaks provide a cool canopy lining the property's perimeter and dotting the landscape.*

### **Exterior Features**

- Exterior walls: 2" x 6" frame construction.
- Windows and French doors are aluminum clad wood casement with impact hurricane resistant glass and Low-E insulated. Doors have three-point locking system.
- Textured stucco finish with banding and quoin corners.
- 50 year architectural shingles.
- Grand entry tower.
- *Imperial* 9' front door with decorative metal work and glass insert.
- Elegant porcelain tile at front entry, verandas, & summer kitchen..
- Pool deck in shimmering Sunset Silver flagstone.
- Cast stone columns and custom French ironwork on sundeck and Juliet balcony.
- Summer kitchen includes a 36" *Monogram* stainless steel grill with rotisserie, stainless steel vented hood, under grill stainless steel doors, *Monogram* stainless steel refrigerator, stainless steel sink, and granite countertop.
- Old world cobblestone paver driveway & courtyard surrounding a beautiful hickory tree & lovely French fountain.
- Picturesque pool with waterfall and garden surrounds.
- Screened enclosure at pool, lanais and summer kitchen.
- Outdoor pool shower.
- Professionally designed landscape with well supplied irrigation.
- Three-car garage with storage area

### **Interior Trim Features**

- Painted wood trim: Three step crown and 7.5" baseboards downstairs. One piece crown and 5.5" baseboards upstairs. 3.5" casing on windows and doors.

- Eight foot painted solid doors throughout.
- Door hardware with decorative pewter finish. Old world crystal knobs in select locations.
- Elegant porcelain tile in foyer, living room, dining room, butler's pantry, guest suite, laundry room, downstairs hallways and all baths en suite.
- Wood floors sanded and finished with polyurethane sealer in kitchen, breakfast nook, family room, study, powder room, stairs, upstairs hallway, and studio.
- Wool blend designer woven carpet in master bedroom & game room. High density, tactsesse, stainmaster carpet bedrooms 2 & 3.
- Custom designed bedroom closets throughout.
- Ceilings to be smooth finish throughout interior.

### **First Floor Features**

- 11' ceilings throughout.
- 12' 6" ceiling in foyer with gracious chandelier.
- Elegant wooden staircase with custom wrought iron railing.
- Adjacent living and dining rooms w/ French checkerboard floors.
- Butler's pantry featuring a charming built in china cabinet and bead board backsplash. *Monogram* under counter wine chiller.
- Study w/ French doors, wainscoat paneling and elaborate built-ins..
- Powder room with antique furniture piece, marble top & period porcelain vessel sink.
- Family room with wood burning fireplace (pre-plumbed for gas logs) with stone surround and custom wood mantle.
- Laundry room with GE washer and dryer.
- Pool Bath

In the interest of continuous improvement and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications, products and prices without notice or obligation. This is an artist's conception and should not be relied on as actual elevation or floor plans.

### **Kitchen Features**

- Extensive cabinets with full overlay doors, furniture details, intricate trim, under-cabinet lighting and French detailing.
- Honed Carrara marble countertops.
- GE Monogram appliances.
- 36" 5 burner natural gas island cooktop.
- 42" side by side refrigerator/freezer.
- Fully integrated quiet dishwasher, wood paneled to match custom cabinetry.
- Sharp 24" stainless steel microwave drawer.
- Spacious walk-in pantry with custom designed shelving.

### **Master Bedroom & Master Bath**

- Elegant master bedroom includes a separate spacious sitting room with French doors.
- His & hers walk-in closets with dressing area.
- Luxurious master bathroom includes:
  - Beautiful porcelain tile .
  - Vanities with furniture detailing, marble countertops and charming vessel sinks.
  - Decadent French claw foot slipper tub.
  - Plumbing fixtures with Old World detail.
  - Art quality mirrors.
  - Large walk in shower with glass enclosure
  - Private water closet.

### **Guest Suite & Secondary Bed & Bath Features**

- Old World design and detailing found in all baths
- Custom showers throughout.
- Upgraded faucets, art quality mirrors, and elongated toilets in all baths.
- Guest suite with morning bar featuring Monogram 24" under counter refrigerator with icemaker. Private entry French doors open to courtyard.
- Bedrooms 2&3 open to fanciful Juliet balcony.
- Porcelain tile installed over Denshield backer board in all baths.

### **Second Floor Features**

- 10' ceilings throughout.

- Game room with wet bar and granite countertop, *Monogram* under counter refrigerator, and handsome built-in cabinets. Private full bath. French doors leading to covered balcony and sun deck. .
- Octagonal shaped studio with conical ceiling and beam details.

### **Electrical Features**

- 400 amp electrical service.
- Pre-wired structured wiring package per plans, including cable & satellite TV.
- Whole house security system.
- Pre-wired surround sound in gathering room and game room. Stereo throughout home.
- Classic designer light fixtures and fans throughout.

### **Energy Features**

- R-30 ceiling insulation batts and blown cellulose over attic for complete seal and R-19 wall insulation.
- Foil back roof sheeting to reflect heat – making attic area cooler.
- *Trane* high efficiency heating systems with 14 SEER cooling systems, variable speed air handlers with programmable digital thermostats and optional clean effects system – (2) Natural Gas units, (1) Electrical unit.
- Low-E double insulated impact glass doors and windows.
- Two 75 gallon quick recovery water heaters – (1) Natural Gas unit, (1) Electrical unit.
- Off-ridge roof ventilation system.

### **Additional Features**

- Meets or exceeds Florida Power & Light *BuildSmart* Energy Certifications.
- Entire structure meets or exceeds stringent new Florida Uniform Building Codes and Southern Building Codes.
- Structure engineered by licensed structural engineer to meet or exceed the latest hurricane codes.
- *Borate* termite pre-treatment with \$1,000,000 re-treatment coverage and damage repair coverage.
- Home Buyer Warranty Coverage: 2 year system plus 10 year structural warranty underwritten by a home buyer warranty company.
- In-wall pest defense system.
- House plumbed for central vac system.
- Pre-plumbed for water softener loop.

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Equal Housing Opportunity

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