



1405 Sky Vista Way Homesite 28
Don Collins Builder, Inc.
\$2,495,000



6,305 SF Finished / 2,133 SF Unfinished
including 2nd Floor Spaces &
3rd Floor Walk-up Attic
5 Bedrooms / 6 Full Baths / 2 Half Baths
First Floor Owners Retreat & Private
Guest Suite Plus Study
Grand Covered Veranda with Outdoor
Kitchen, Fireplace & Phantom Screens
24' of Sliding Glass Doors to Veranda
for Indoor/Outdoor Living
Future Elevator Option
4 Car Garage

Exterior:

- Charming brick/siding & shake home with timeless architectural features
- Inviting covered front porch with 12' front entry glass doors
- Lots of windows on all sides for abundant natural light
- Expansive 54' x 16' rear veranda with outdoor kitchen, gas grill, island bar, fireplace, & Phantom screens
- Pool bath with shower & changing station convenient to veranda & future pool
- Nestled on 1.03 Acre pool-ready homesite

Interior:

- Inviting two story foyer with balcony opens to dining & family rooms
- Open concept chefs kitchen featuring Wolf gas cooktop, double wall ovens, Sub Zero refrigerator/freezer, and two dishwashers
- Kitchen, breakfast and family room flow out to covered veranda thru dramatic 24' of multiple glass sliding pocket doors. Enjoy indoor/outdoor living!
- Well-equipped scullery/prep kitchen w/abundant cabinets & large walk-thru pantry
- Magnificent family room with beamed ceilings & fireplace w/ suspended hearth
- Formal dining room with tray ceiling & convenient Butler's pantry
- Elegant first floor owner's retreat with luxury appointed bath featuring large zero-entry shower, free standing tub and huge walk-in closet with island
- Private first floor guest suite has en-suite bath & walk-in closet
- Secluded first floor study
- Convenient mud room with two closets, cubbies & desk for home management
- First and second floor laundry rooms/ Front & rear staircases
- Impressive second floor owner's retreat or teen suite with zero-entry shower, free standing tub & walk-in closet
- Each spacious bedroom boasts cathedral/vaulted ceilings with private baths & walk-in closets
- Over 2,100 SF unfinished space for storage or future expansion on 2nd floor & 3rd floor walk-up attic
- Recreation/billiards room has sliding barn door entry, vaulted ceilings and entertainment area & bar
- Large bonus room with cathedral ceilings & access to first floor
- Future elevator space wired & ready for installation on 1st & 2nd floors

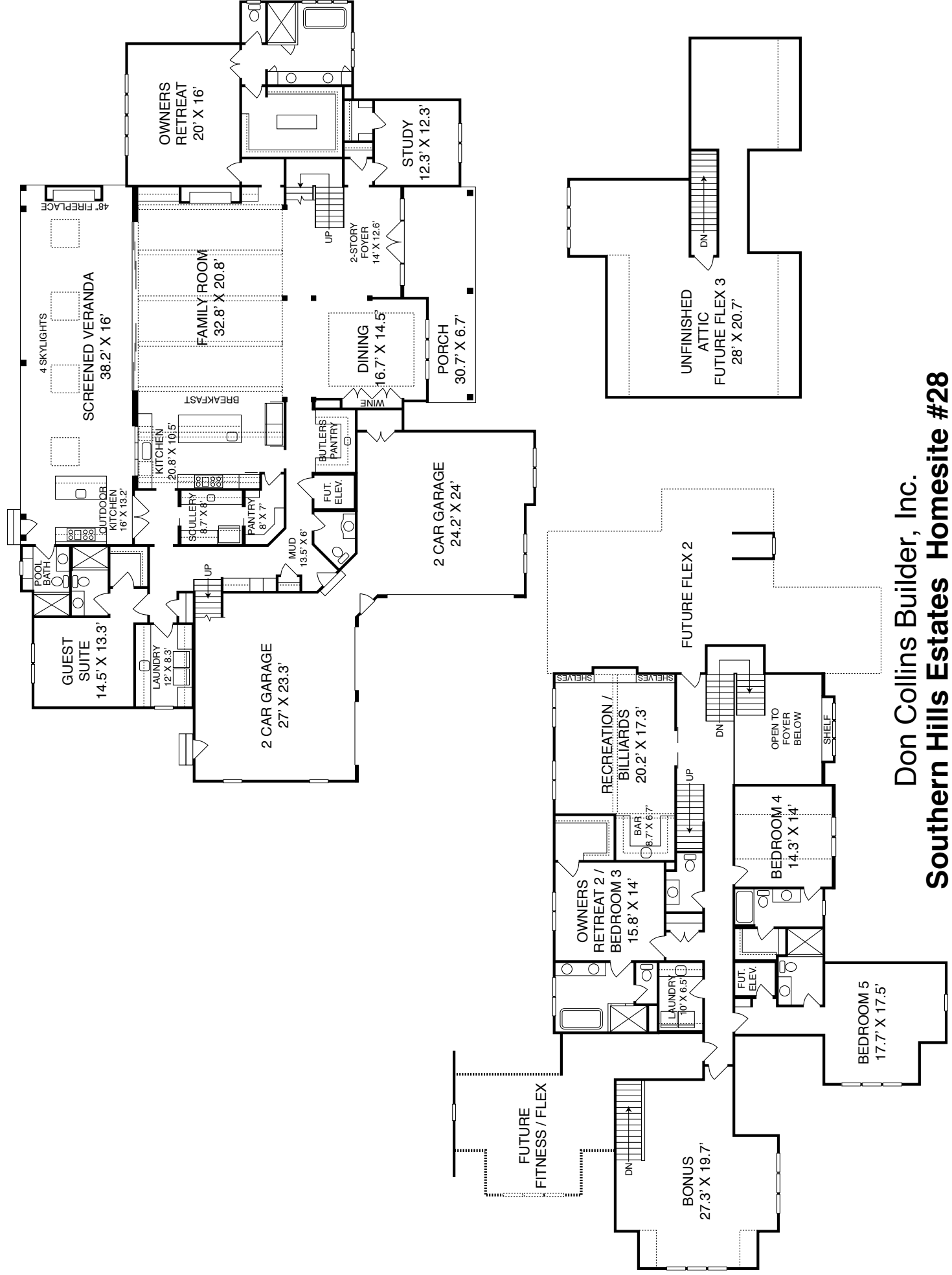
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Preliminary information only. Prices and specifications subject to change without notice. 8.6.21



Estate Communities, LLC
Henry MacNair, Manager



Don Collins Builder, Inc. **Southern Hills Estates Homesite #28**

The builder reserves the right to revise noted specifications or substitute features, architectural details or materials. Illustrations and floorplans are for discussion purposes only and not part of a legal contract. Room sizes are approximate. 3-1-21