

*1535 Hillview Drive*  
*Feature Sheet*

Built by Todd Johnson in 2013. Interior Design by Sally A. Trout

1. Whole House Lighting and Integrated Systems Design by Advanced Audio Electronic Systems Integrators

- Audio Visual and Whole House Music Systems(SONOS)—See attached list of AV 8equipment included in sale price

- Structured Wiring and Wifi Network

- Lutron Automated Lighting Control System

- Designer Specified Low Voltage Lighting Fixtures (total of 412 light outlets)

- Security System including 4 internet viewable security cameras

2. Landscaping by Arctic Palm Landscaping. Extensive plantings including 14 different palm tree varieties plus front/rear landscape lighting

3. Perimeter security wall/fencing with telephone operated front gate and 3 walk-in gates with combination locks. Stucco wall extends 40 feet toward boat dock.

4. Generac 22KW natural gas emergency generator – Operates All Kitchen Appliances, Security System, Front gates, all Air Conditioners, Pool Pump, Lutron Control Panels (Lighting System), Water Heater, Water Filtration System

5. Elevator with walnut walls and marble flooring by Residential Elevator

6. Kinetico whole house water filtration system plus K-5 reverse osmosis purification system with deluxe faucet

7. Centricon “Green” pest control bait system and pest control tubing throughout

8. Trane HVAC units (2) seer rating 17.20 with 48,000 BTU and 36,000BTU capacity

9. Four (4) heating/cooling zones with Honeywell Pro 8000 programmable thermostats

10. Two (2) Aprilaire 1830 whole house dehumidifiers

11. Two (2) tankless gas water heaters with one located on each side of the house

12. Concrete block construction throughout and a 28” raised pad structural poured concrete steel reinforced foundation for superior strength

13. Standing seam metal roof

14. All sliding doors are 10 foot PGT “Windguard” Hurricane Impact Resistant with low E solar ban 60 tinted windows

15. Anderson 8 foot French and single panel exterior doors all with 5 point locking system

16. Whole house central vacuum system

17. Interior wood doors all 8 foot “Stileline”solid core

18. Attic insulation is “healthy” open cell foam throughout for superior indoor climate control

19. Marble floors in Great Room, Kitchen, Dining Room, Study, Pool Bath and all entry ways and hallways on ground floor are Principesa 24” X 24” polished marble

20. Wood floors in second floor family room and walkways/vestibule and main staircase is Hallmark Hardwoods Heirloom Collection “Maple Boot Strap”—hand scraped

21. 6” super gutters and downspouts

## *First Floor*

### **GREAT ROOM**

1. Decorative wood step ceiling with 5” wide Synergy Cypress planks in mitered pattern
2. Monte Carlo crystal chandelier with vintage silver finish from Fine Art Lamps
3. Auto mechanism to raise/lower chandelier
4. Heatilator corner gas fireplace with remote control and stone surround
5. Custom crafted wood built-in entertainment center/bookcase/display unit (18.5’ wide by 10” high) built by Eurotech Cabinetry
6. Custom hand crafted wood columns
7. Sian pale lavender sheers on 3” rods with tulip finials in silver leaf
8. See list of A/V equipment in this room

### **KITCHEN**

1. Custom walnut cabinetry with reeded walnut doors by Interior Expressions
2. Subzero 42” side-by-side refrigerator freezer with water/ice dispenser. Custom walnut doors matching cabinetry
3. Wolf stainless steel appliances: double oven; microwave drawer; warming drawer; modular stove top including gas power burner and electric grill; steamer.
4. Miele coffee station with plumbed water line
5. Subzero wine cooler 2 zone temperature control
6. Asko dishwasher with custom walnut trim matching cabinetry
7. Brizo Euro mount stainless steel pot filler
8. Ceasarstone countertops (linen) by Designer Marble
9. Kinetico purified water spigot
10. Low voltage strip lighting under countertops and cabinets
11. Breakfast area—Ironies “Asilah” chandelier with lattice-pattern shade

### **DINING ROOM**

1. Pendant light in vintage silver leaf finish with multi-colored crystal gems by Fine Art Lamps

### **FRONT ENTRY**

1. Custom Brazilian Oak double front door by Artistic Doors
2. Semi-flush ceiling light in vintage silver leaf finish with multi-colored gems by Fine Art Lamps

## STUDY

1. Custom crafted maple office built-in (12' wide by 9' high) built by Eurotech Cabinetry
2. New Orleans Centennial overhead fan by Casablanca
3. Parquet floor of Principesa marble and Hallmark Hardwoods Maple Boot Strap planks
4. Old Havana seagrass wallcovering

## WINE CELLAR

1. Custom Redwood wine room with cooling and humidification system. Total capacity approximately 450 bottles.
2. Custom Brazilian Oak insulated door with stained glass “Kandinsky” design made by Artistic Doors
3. Curry-Meridian chandelier in antique glass finish

## MASTER BATH

1. Victoria and Albert “Toulouse” free standing bath tub
2. Very rare “Shells Reef” marble (imported from Syria) on bathroom floor and counter tops
3. Extra large double shower with “Ocean Beige” vein cut travertine on shower walls
4. Hansgrohe plumbing fixtures throughout
5. Walnut cabinetry by Interior Expressions
6. Corbett Dolcetti Silver hand-crafted seven light pendant
7. Cristal wallcovering

## MASTER BEDROOM SUITE

1. Window treatments—wall to wall split draw drapes w/room darkening liner; mock Roman valance liner; triple full sheers; allure transitional shades
2. Carl Robinson—“Broadway” wall covering
3. Fabrica “Nuance” carpeting (ash)—100% New Zealand wool

## LAUNDRY ROOM

1. Whirlpool Cabrio washer and Cabrio gas clothes dryer
2. Built-in drop down ironing center
3. Ceasarstone countertop (linen) by Designer Marble

## *Second Floor*

### **FAMILY ROOM**

1. Custom built-in entertainment center/display cabinet/files (20' wide by 9' high) by Eurotech Cabinetry
2. U-Line under cabinet beverage center
3. Extensive A/V equipment (See list of A/V equipment in this room)
4. Blanco café brown sink in built-in with Brizo stainless steel faucet
5. Two window seats with under seat storage
6. Sheers on sliders and lined Roman shades on windows
7. Casablanca Panama fan

### **BEDROOM #2 ENSUITE**

1. Glass 2 ecoline countertop—aquamarine—by Designer Marble
2. Fabrica carpet “Silk Weave”—(gossamer)
3. Separate heating/cooling zone
4. Window treatment—split draw drapes in “Designer’s Guild”—Christian Lacroix floral/bird fabric; split draw “Harlequin Natural Elements” sheers
5. Casablanca Panama fan

### **BEDROOM #3**

1. Window treatment—split draw drapes in “Designer’s Guild”—Taupe floral fabric; split draw “Harlequin Natural Elements” sheers
2. Fabrica carpet “Silk Weave”—(gossamer)
3. Casablanca Panama fan

### **BEDROOM #4**

1. Window treatment—side panels in Arnitex - St. Germain – Casadeco horse fabric; room darkening liner; room darkening silhouettes
2. Wall covering—cream with gold horses
3. Fabrica carpet “Silk Weave”—(gossamer)
4. Casablanca Panama fan

## **ELEVATOR VESTIBULES**

1. Second floor—English antique brass chandelier circa 1880
2. First floor—Zodiac pendant in bronze with verdigris highlights finish

## **FITNESS ROOM**

1. Floor to ceiling mirrored wall
2. Exercise/ballet bar
3. TRX anchors (2)
4. Professional fitness center grade rubberized flooring

## **SAUNA**

1. Custom Western Red Cedar sauna with Steam Mist heater

## **POOL BATH**

1. Glass 2 ecoline countertop—ash white—by Designer Marble
2. Elitis - XXL - Transparence wallcovering

## **POOL AND SPA**

1. Custom designed free form pool and spa by Coast To Coast Pools. Level 3 Pebble Tech finish—“Black Marble”
2. Salt chlorination; auto fill; in-floor cleaning; water fall
3. Solar and gas heating

## **POOL DECK/VERANDA/SUN DECK**

1. Shells Reef marble (imported from Syria) pool and veranda deck
2. Custom spiral staircase by A-1 Metalcraft connecting veranda with second floor sundeck
3. Natural finish cypress tongue and groove ceilings
4. Three (3) “WindPointe” ceiling fans by Fanimation

## **BOAT DOCK**

1. Boat dock and 10,000lb capacity lift installed in 2006
2. New 240 volt/30 amp circuit to existing boat dock davit panel and 120 volt/20 amp circuit to dock light and GFI installed in 2013
3. New water line and irrigation system from house to dock installed in 2013

## **WELL EQUIPMENT**

1. New 1.5 horsepower stainless steel submersible pump and piping for irrigation well installed in 2013

## **PRIVACY GARDEN**

1. Shells Reef marble pavers (imported from Syria)
2. Custom concrete wall fountain and four(4) large concrete planters designed by Jake Brady of Concrete By Design

## **OUTDOOR STORAGE**

1. 15' by 6'8" storage building ideal for storing kayaks and boat gear

## **GARAGES/DRIVEWAY/ENTRY GATES**

1. StorWall hanging storages units installed in both garages including work bench and closed storage cabinets
2. Epoxy floor finish in both garages
3. Tremron decorative pavers in driveway
4. Custom designed (by A-1 Metalcraft) decorative automatic entry gate with telephone entry system and intercom

PETER G. LAUGHLIN



GROUP

Peter G. Laughlin | 941.356.8428

[peter.laughlin@sothebysrealty.com](mailto:peter.laughlin@sothebysrealty.com)

[peterglaughlin.com](http://peterglaughlin.com)