

2315 Mietaw Drive – McClellan Park
Feature Sheet

- Green Home Features, Renewed and Recycled Features, Edible Landscaping
- Block home built in 2014, Metal Roof,
- 3,412 square feet under air
- 4 Bedrooms, 4.5 Baths, Guest Suite above 2-car Garage
- Smart Home Features
- Custom Crestron LED Lighting
- Security System prewiring with 4 Camera Locations
- Heated Pool and Hot Tub with Waterfall Feature
- Outdoor Kitchen with Pizza Oven
- Open Floor plan with Kitchen, Dining and Living Combo
- Wet Bar with Ice Maker and Wine Cooler

First Floor

Kitchen:

Bamboo Floor
Cabinets with large Walk-in Pantry
Granite Countertops
Large Hidden Pantry
Island with 6-burner Jenn Air Stove Top Range and Hood
Refrigerator Jenn Air
Built-in Microwave/Convection Oven
Opens to Dining space and Living Room area
Overlooking Courtyard Pool and Outdoor Kitchen

Living Room:

Bamboo Floor
Main Entrance from Foyer
Sliding Doors out to Pool Deck
Living Room Space shared with Dining and Kitchen

Bedroom 1/Office:

Bamboo Floor

Two French Doors Open to Front of House Lanai

Laundry Room:

Tile Floor

GE front Loader with Steam Technology

Extra Built In Storage Cabinets

Guest Bathroom:

Tile Floor

Marble Sink

Walk in Shower

Second Floor:

Staircase from Foyer

Chandelier

Accent Windows Open to Front of Home

Master Bedroom:

Second Floor, Facing West

Bamboo Floor

Overlooks Front of Home

Three French Doors Opening to Large Balcony

Exposed Beam Ceiling

Large Master Bath with Dual Sinks, Enclosed Glass Shower with Steam Feature and Rain Showerhead

Bedroom 2:

Bamboo Floor

Opens to Balcony Overlooking Courtyard Pool

Full Bath with Tile Floors Shower, Tub and two sinks

Bedroom 3:

Bamboo Floor

Opens to large Balcony Overlooking Courtyard Pool

Full Bath with tile Floor Shower, Tub and Two Sinks Connected with
Bedroom 2

Large Double-door Closets

Guest Suite:

Entrance on East Side or Through Pool Breezeway

Bamboo Floor

Full Bath with Shower and Tub

Large Closets

Kitchen Area

French doors Opening to Balcony Overlooking Pool

French Doors Open to Garden Area on East Side of Home

Courtyard Pool:

Centered between Main House and Guest House

Pergolas for Shade

Heated Pool and Spa

Waterfall Feature

Covered Walkway

Outdoor Kitchen:

Gas Grill

Granite Countertops Prep Area

Wood Burning Pizza Oven

Attic:

6ft in height, 16x10ft of usable space with flooring

Green Features:

- Spray Foam Insulation
- Solar Powered Water Heater
- Japanese Rain Chains for Rainwater Retention
- Reclaimed Chicago Brick Driveway

Edible Sustainable Low Maintenance Landscaping:

Unique Perma-Culture Design

- A variety of herbs and vegetables
- 9 Tropical Fruit Trees, including; Sugar Apple, Avocado, Carambola, Banana, Mango, Sapodilla and Papaya
- See Attached Info from landscape designer.

Smart Home Technology:

This is an entertainer's dream home. A comprehensive low-voltage prewire infrastructure, including phone, cable, wall-mounted TV locations, internet, and Wi-Fi, have been designed to provide flexibility and convenience. Several rooms feature prewiring for speakers, perfect for those that love to have their favorite music playing throughout the home. The Great Room includes a 5.1 Channel Surround Sound prewire, perfect for the movie enthusiast in the home. Four surveillance camera locations have been prewired for peace of mind – home or away. All wiring has been run to centralized closet in the home to eliminate unsightly A/V equipment in each room.