

THE CHLOE THE ESTATES AT TERRANOVA

a country estate inspired by the freedom of open land



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Set on 6.7 acres across from the cross-country course at TerraNova Equestrian Center, The Chloe is a distinctive country residence within the private, gated Estates at TerraNova. Surrounded by open land and natural beauty, the property reflects the community's vision of generous acreage, thoughtful architecture, personal expression and enduring beauty.

Newly completed by KB Squared Construction, the 4,549-square-foot residence draws on the tradition of the fine sporting estate, bringing together classic architecture, natural materials and contemporary comfort. Wire-brushed white oak, black slate, marble, quartzite, iron and copper lend warmth and character, while exposed beams, detailed ceilings and custom millwork reflect skilled craftsmanship and enduring style.

A two-story great room with 22-foot wood-plank ceiling anchors the main living spaces. The formal dining room adjoins a climate-controlled wine room with chiseled limestone walls. While the white oak kitchen features a black stainless Wolf range and concealed walk-in pantry. The main-floor primary suite steps out to the pool terrace, complemented by a second ensuite bedroom, private study and laundry/mudroom with dog-washing station complete the first floor. Upstairs, a billiards loft with a raised bar overlooks the great room, and two additional bedrooms open to a full-width balcony.

Outdoor living includes screened, covered lanais, a full outdoor kitchen, an infinity-edge pool and waterfall spa. A sunken gathering area with swim-up counter adjoins the pool, creating an inviting setting for gracious entertaining amid the serenity of the surrounding landscape.

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Seasonal FEI and national competitions bring the equestrian world to TerraNova. With private boarding and training operations permitted within The Estates, and Wellington to the south and Ocala to the north each about three hours away, owners can establish a home base at the center of Florida's equestrian circuit. Miles of private trails reach into the surrounding countryside, and the private, by-invitation-only Miakka Golf Club plays along the Wild and Scenic Myakka River.

Convenient to Lakewood Ranch, Sarasota and the Gulf Coast, The Chloe offers an open-land lifestyle grounded in place, architecture and sport, with the character and substance of a heritage property to be enjoyed for generations.



AI rendering with optional barn, practice arena and pastures.

Location

- The Estates at TerraNova
- Country estate community of 5-20 acre homesites
- Adjacent to TerraNova Equestrian Center
- Community features:
 - Bridle paths
 - Amenities center (planned)
 - Nature trails
 - TerraNova Feed & Fence
- Lifestyle amenities:
 - 1 mile to Miakka Golf Club (private by-invitation only membership)
 - 3 miles to north entrance of Myakka River State Park (gate open on weekends and state holidays from 8:00 to 5:00)
 - 18 miles to I-75 at Fruitville Road
 - 20 miles to Lakewood Ranch Main Street
 - 22 miles to University Town Center
 - 25 miles to Downtown Sarasota
 - 28 miles to Lido Beach
 - 28 miles to SRQ International Airport

Driveways and Guest Parking

- Driveway with brick paver accent sections
- Brick paver circular drive
- Additional brick paver parking adjacent to garage
- Brick paver pedestrian walkways

Exterior

- Diana Royal honed marble tile hardscape
- Chiseled limestone accent walls and columns
- Decorative corbels
- Lantern-style wall sconces with top ring hooks
- Zoysia grass in courtyard

Mechanical Systems and Infrastructure

- Kohler generator (runs on batteries; startup upon loss of power)
- Underground propane storage tank
- Propane gas distribution system
- Private well:
 - Upgraded 3HP well pump
 - Well-X-Trol pressure tank equipment
 - Pressurized water distribution tank
 - Water softening system with salt reservoir
 - Two additional filtration tanks
- Central A/Cs
- CellarCool wine-room climate-control system
- Integrated ceiling speakers
- Security cameras

Interior Features

- Brushed white oak flooring
- Single-panel solid-core interior doors
- Recessed ceiling lights
- Crown molding in designated rooms
- 7-in. baseboards throughout
- Architectural wood ceiling beams and accents
- Natural stone, quartzite, limestone, marble and wood finishes
- Iron and glass architectural details

FIRST FLOOR

Covered Front Porch

- Size: 46'8" x 6'0"
- Diana Royal honed marble floor
- Stained wood plank ceiling
- Recessed ceiling lights
- Chiseled limestone accent walls and porch columns
- Lantern-style wall sconces with top ring hooks
- Double entry doors with glass panels and metal frame

Foyer

- Size: 6'10" x 14'2"
- Brushed white oak floor in herringbone pattern
- Exposed wood ceiling beams
- Leather strap globe pendant light
- Textured wood accent wall

Dining Room

- Size: 12'6" x 14'3"
- Brushed white oak floor
- Tapered cage candle-style chandelier
- Ceiling speakers
- Double glass-panel doors to wine room

Wine Room

- Chiseled limestone walls
- Climate-controlled wine storage with CellarCool system

First-Floor Gallery

- Brushed white oak floor
- Exposed wood ceiling beams
- Recessed ceiling lights
- Art display alcoves
- Teardrop pillar flameless candle sconces

Elevator

- Garavent Lift elevator

Office

- Size: 14'3" x 10'9"
- Brushed white oak floor
- Recessed ceiling lights
- Ceiling speakers
- Crown molding
- Chandelier with leather straps
- Hunter green painted walls
- Wood beams on wall with floating glass display shelves
- Double doors with frosted glass panels
- Wall-mounted television





Great Room

- Size: 17'4" × 21'0"
- 22'2" two-story ceiling
- Brushed white oak floor
- Recessed ceiling with stained tongue-and-groove panels and natural wood beams
- Recessed ceiling lights
- Two tier wagon-wheel chandelier
- Gas fireplace
 - Natural stone surround with layered molding
- Lower storage cabinets on either side of fireplace
- Display alcoves above cabinetry
- Sliding glass doors to covered lanai
- Overlooked by second-floor gallery and loft

Kitchen

- Size: 14'2" × 14'11"
- 13-ft. ceiling
- Brushed white oak floor
- Recessed ceiling with stained tongue-and-groove panels and natural wood beams
- Recessed ceiling lights
- Ceiling speakers
- Custom solid-wood cabinets with European full overlay white oak fronts in slim shaker style
- Upper cabinets flanking the range have textured glass inserts
- Quartzite countertops and backsplash
- Center island:
 - Leathered Black Pearl granite countertop
 - Mixed waterfall island detail with leathered granite over white oak

- Clear glass lantern pendant lights over island
- Wolf/SubZero Appliances:
 - Wolf dual fuel range with six-burner + griddle gas cooktop and two electric ovens in black stainless steel
 - The first black Wolf range in Florida, acquired through special dispensation from the president of Wolf Appliance, Inc.
 - Custom zinc hood with brass straps
 - Pot filler above range
 - Sub-Zero integrated refrigerator with freezer drawers below
 - Cove integrated stainless steel dishwasher
- Oversized single-bowl stainless steel sink:
 - Two Kallista pull-down faucets
 - Garbage disposal
- Pull-out trash storage
- Walk-in pantry
 - Concealed walk-in pantry with integrated entry door
 - Prep sink
 - Microwave
 - Undercounter refrigerator
 - Storage
- Sliding glass doors to outdoor kitchen
- Glass-paneled door to covered lanai

Breakfast Room

- Size: 6'10" × 9'4"
- Built-in banquette seating
- Wagon-wheel ring chandelier
- Convenient to kitchen and outdoor living areas







Primary Suite Entry Foyer

- Size: 5'7" × 10'10"
- Custom solid-wood double entry doors with fluted detailing
- Brushed white oak floor
- Recessed ceiling lights
- Crown molding

Primary Bedroom

- Size: 17'0" × 16'5"
- Brushed white oak floor
- Recessed ceiling lights
- Six-light chandelier with black metal arms and asymmetrical white fabric shades
- Crown molding
- Glass-paneled French doors to lanai and pool
- Two separate walk-in closets

Primary Bathroom

- Size: 15'9" × 21'4"
- Double entry doors
- Porcelain flooring
- Recessed ceiling lights
- Ceiling speakers
- Crown molding
- Separate vanities:
 - White oak cabinetry
 - Porcelain countertops
 - Oval undermount sinks
 - Wall-to-wall, countertop-to-ceiling mirrors
 - Solid wood surrounds on walls and ceiling
 - One vanity has a dedicated vanity/grooming station
- Freestanding oval soaking tub set within a custom floating wood platform with extended deck
- Chiseled limestone half wall with frameless glass panel behind tub
- Oversize curbless walk-in shower
 - Size: 14'4" × 4'0"
 - Entry from two sides
 - Porcelain flooring and walls
 - Ceiling-mounted rain shower
 - Wall-mounted showerhead
 - Adjustable body spray
 - Shower controls at entrance
 - Linear drain
- Water Closet
 - Kohler one-piece toilet
 - Chiseled limestone accent wall

Bedroom 2

- Size: 16'0" × 13'10"
- Brushed white oak floor
- Recessed ceiling lights
- Black and brass 6-light spoke chandelier
- Crown molding
- Walk-in closet
- Ensuite bathroom

Ensuite Bathroom

- Marble floor
- Recessed ceiling lights
- Crown molding
- Single vanity with solid-wood cabinets and marble countertop
- Curbless walk-in shower:
 - Custom curved marble half-wall partition with frameless glass panel over partition
 - Coordinating marble panel on wall
 - Marble tile floor
 - Marble panel half wall on shower wall
 - Textured tile over marble panels
 - Linear drain
- Kohler one-piece toilet

Powder Room

- Marble floor
- Custom floating vanity with integrated ramp sink made with Emerald Quartzite
- Custom sink
- One-piece toilet

Laundry Room/Mudroom

- Size: 11'4" × 11'0"
- Black tile flooring
- Recessed ceiling lights
- Upper and lower cabinetry
- Leathered Black Pearl granite countertop
- Apron-front sink
- Tile backsplash
- Stacked GE front-loading washer and dryer
- Dedicated dog-washing station
- Built-in solid-wood cubbies
 - Drawers below storage cubbies
 - Upper storage cabinets
 - Built-in bench seats

Main Staircase

- White oak stair treads
- Black iron spindle railings with matching white oak handrail
- Black open-cage globe chandelier with multi-tiered candelabra lighting
- Substantial under-stair storage extending around staircase

SECOND FLOOR

Upper Gallery

- Brushed white oak floor
- Recessed ceiling lights
- Crown molding
- Open railing overlooking great room
- Built-in floating desk at top of staircase
- Storage closet with access doors to HVAC systems

Loft/Game Room

- Size: 21'0" × 13'11"
- 11'11" ceiling
- Brushed white oak floor
- Recessed ceiling lights
- Ceiling speakers
- Crown molding
- Open railing overlooking great room
- Wall-mounted television
- Billiards area with metal chandelier
- Adjoining raised dry bar

Raised Dry Bar

- Size: 14'4" × 4'9"
- Step-up from loft
- Brushed white oak floor
- Recessed ceiling lights
- Quartzite countertop with seating
- Lower storage cabinets with quartzite backsplash
- Oversized picture window with views of property and pool area

Bedroom 3

- Size: 14'3" × 12'11"
- 11'11" ceiling
- Brushed white oak floor
- Recessed ceiling lights
- Crown molding
- Wall-mounted television
- Walk-in closet
- Double French doors with glass panels and metal frames to balcony
- Access to Jack-and-Jill bathroom through pocket door

Bedroom 4

- Size: 12'0" × 11'9"
- Brushed white oak floor
- Recessed ceiling lights
- Ceiling fan
- Crown molding
- Wall-mounted television
- Standard closet
- Double glass-paneled French doors to balcony
- Transom window above French doors
- Access to Jack-and-Jill bathroom through pocket door

Jack-and-Jill Bathroom

- Accessible via pocket doors from Bedrooms 3 and 4
- Recessed ceiling lights
- Crown molding
- Double vanity
 - White oak cabinetry
 - Quartz countertop
 - Vessel sinks
 - Tile backsplash
- Walk-in shower:
 - Tile floor and walls
 - Recessed shower toiletry niche
 - Frameless sliding glass barn-style shower door
 - Linear shower drain
- Kohler one-piece toilet

Second-Floor Balcony

- Extends across the full width of the residence
- Access from bedrooms 3 and 4
- Black metal railing spindles to match interior staircase with metal handrail
- Open-air sections at either end
- Covered central section
- Wood ceiling and ceiling light in covered section

OUTDOOR LIVING AREAS

Screened in Pool and Lanai

- Clear-view screen system with minimal structural interruptions

Main Covered Lanai

(from Great Room)

- Size: 12'11" × 25'11"
- 10'4" ceiling
- Diana Royal honed marble tile floor
- Stained wood plank ceiling
- Recessed ceiling lights
- Ceiling speakers
- Ceiling fan
- Sliding glass doors to great room

Covered Lanai

(from Breakfast Room)

- Size: 7'11" × 14'8"
- Diana Royal honed marble tile floor
- Stained wood plank ceiling
- Recessed ceiling lights
- Ceiling speakers
- Ceiling fan
- Door access to breakfast room and kitchen

Outdoor Kitchen and Dining Lanai

- Size: 23'4" × 29'3"
- Diana Royal honed marble tile floor
- Stained wood plank ceiling
- Recessed ceiling lights
- Ceiling speakers
- Two ceiling fans
- Sliding glass doors to kitchen and breakfast area

Outdoor Kitchen

- Weather-resistant cabinetry
- Leathered Black Pearl granite countertops
- Tile backsplash
- XO gas grill
- Zephyr ventilation hood
- Outdoor sink
- XO undercounter refrigerator
- Center island:
 - Storage on grill side
 - Counter seating on other side

Swimming Pool

- Size: 18'4" × 38'8" + sun shelf
- Infinity-edge swimming pool
- Full-width entry steps
- Generously sized sun shelf
- Oversized spa with waterfall spillover into pool
- Expansive surrounding marble pool deck
- Removable child safety fencing separates covered lanai and pool
- Portions of pool deck feature artificial turf with inset square stone pavers
- Small putting green adjacent to pool

Sunken Poolside Gathering Area

- Size: 14'6" × 12'11"
- Sunken seating area adjacent to pool
- Diana Royal honed marble tile floor
- Built-in seating
- Counter at pool edge for swim-up seating

Three-Car Garage

- Size: 30'5" × 20'6"
- Three individual automated garage doors
- Black garage door finish
- Lantern-style wall sconces with top ring hooks between and beside garage doors



AI renderings with optional pastures.



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