

8525 ABINGDON LANE

SPECIAL FEATURES

FOYER:

Grand, Curved Staircase with Unique, Decorative Wrought Iron Spindles
Limestone Floors with Dark Emperador Accents
Custom, Oval Dome Ceiling Made of Stucco
Crystal Chandelier on Light Lift System
Custom Hardeman & Co Leaded Glass Window (matches master bath)
Wrought Iron Front Doors by Castle Entries

KITCHEN:

Designer Cherry Cabinets with Soft Close Drawers
Custom Built Hood for Ventilation with Hidden Spice Rack Pull-Outs
Granite Countertops with OGEE Edge
Under Cabinet Lighting & Lighting Under Breakfast Bar
Pot Filler Faucet over Cooktop
Viking 48" Built-In, Side by Side Refrigerator
Viking 48" Gas, 8-Burner Cooktop with Griddle Feature
Viking Double Ovens with Convection
Viking Warming Drawer, Viking Microwave & Viking Dishwasher
Travertine Tile Floors

MASTER RETREAT:

Separate, Fireside Sitting Room with Built-Ins
Spa/Resort Style Travertine Bathroom:
Granite Counters with Ogee Edge
Frameless Glass Shower with Heater
Dual Shower Heads with Multiple Body Sprays
Bidet in Water Closet
Unique Hardeman & Co Leaded Glass Window (matches foyer)
Custom, Cherry Closets with Raised Panel Doors & Drawers

MAIN LEVEL:

Stained Beams & Trusses in Vaulted Keeping Room with Stone Fireplace
Paneled Study with French Doors, Fireplace & Domed Ceiling
2 Story, Francois & Company Limestone Fireplace in Grand Room
Banquet Sized Dining Room with Furniture Niche & Butlers Pantry

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SECOND LEVEL:

EnSuite Bedroom with Francois & Co Fireside Sitting Room and Romeo/Juliet Balcony
Spacious Bedrooms with Rich Travertine Finished Bathrooms
Cozy Media Room and/or Reading Nook
Loft/Study Area with Custom, Stained Desks & Cabinets

TERRACE LEVEL:

Custom, Stained Trim & Paneling Through-Out
Wine Cellar: Arched, Iron Castle Entries Door with Lock, Insulated Walls, Brick Interior, Tongue & Groove Ceiling, Pre-Wired & Pre-Plumbed For Refrigeration
Paneled Gentleman's Study with Coffered Ceiling, Custom Display Cases & Cabinetry
Entertainer's Kitchen/Bar with Stained Cabinetry & Granite Counters
Theater Room, Family Room, Dining Area, Pool/Rec Room, Bedroom, Bath & More

INTERIOR:

Pella Windows & Doors Through-out Home
10 Foot First Floor, 8 Foot, Solid Interior Doors
Hardwood or Travertine Floors Through-out Home Except Terrace Level Playroom
8 Fireplaces: Study, Grand Room, Keeping Room, Master Sitting, Ensuite Bedroom, Terrace Level Family Room, Terrace Level Play Room, Covered Veranda – None Have Ever Been Used
2 Central Vacuum Systems with VacuSweep Inlets – Located on Either Side of Home
5 Trane HVAC Systems – main level, upper level, master suite & study, 2 in terrace level
2 – 50 Gallon Hot Water Heaters – installed 2011
Whole House Alarm System with Glass Breakers, Smoke & Carbon Monoxide Detection

EXTERIOR:

Premier Golf Course Lot Overlooking the 6th Fairway and Lake
Beau Arts Salt Water Pool: Travertine Coping, Heated, 3 ½ feet Deep with 6 feet in the Center
Electric Pool Cover
Covered Veranda: Barrel Ceiling, Stone Fireplace, Travertine Floors & Lift System for Light
Covered Patio: Stained, Tongue & Groove Ceiling, Travertine Floors, Gas Hook Up For Grill
Landscape Lighting

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AUDIO/VISUAL:

Whole House Intercom System

Pre-Wired For Home Automation System

Study:	4 Speakers with Volume Control
Dining Room:	4 Speakers with Volume Control
Keeping Room:	4 Speakers with Volume Control
Kitchen:	4 Speakers with Volume Control
Master Bedroom:	2 Speakers with Volume Control
Master Sitting Room:	2 Speakers with Volume Control
Master Bathroom:	2 Speakers with Volume Control
Covered Veranda:	2 Speakers with Volume Control
Upstairs Hallway:	4 Speakers with Volume Control
Upstairs Media:	5.1 Surround sound
Upstairs Ensuite Bedroom:	4 Speakers with Volume Control
Upstairs Front Bedroom:	2 Speakers with Volume Control
Terrace Level Foyer:	2 Speakers with Volume Control
Terrace Level Theater:	7.1 Surround sound, Projector & Movie Screen
Terrace Level Study:	4 Speakers with Volume Control
Terrace Level Family Room:	4 Speakers with Volume Control
Terrace Level Dining Area:	2 Speakers with Volume Control
Terrace Level Pool Room:	4 Speakers with Volume Control
Terrace Level Kitchen:	2 Speakers with Volume Control
Covered Patio:	2 Speakers with Volume Control