

Sterling Homes Corporation

“The Official Standard of Excellence”

Outstanding Features at 5556 San Felipe

- *Formal living room, family room, kitchen with breakfast room, dining room, mud room, Library, Master suite with sitting room , utility room and powder bath downstairs
 - *3 bedrooms each with full bath, gameroom, and Theater upstairs
 - *Rich, mahogany-stained beveled glass entry door
 - *Stucco Exterior with Elaborate Cast Stone
 - *Slateline Composite Roof
 - * Travertine flooring in entry, kitchen, breakfast and family room
 - *Beautiful chandeliers in entry
 - *Hardwood flooring in living room, dinning room, and Library & hallways upstairs
 - *Breathtaking ornamental staircase with iron spindles and iron banister
 - *Decorative art niches
 - *Library with wood paneled walls and ceiling
 - *Rounded drywall corners
 - *Elaborate trim work throughout the house with 12" base, crown moulding and built in's
 - *High quality carpeting in bedrooms
- *Beautiful direct vent/cast stone fireplaces with gas logs with remote control in family room and master bedroom
- *Dramatic floor to ceiling windows in dining room, kitchen and family room & master bedroom
 - *Grainite or Marble countertops in kitchen, master and secondary baths
 - *Two kitchen islands with vegetable sink
 - *Custom built kitchen cabinets with select glass inserts and Lazy Susan
 - *Stainless steel Thermador appliances
 - *Recessed lighting in kitchen work area with separate lights over sink
 - *Gourmet stainless steel divided kitchen sink
 - *Wine room and Bar
 - *Tile flooring in utility room with electric and gas w/d connections
- *Featuring 12' high ceilings 1st floor with second story vaulted ceilings
- *Luxurious oversized whirlpool marble bath with tile surround in master suite
 - *Decorative frameless glass shower enclosure in master bath
 - *Elongated toilets & Upgraded plumbing fixtures
 - *Large closets and abundant storage areas
 - *Professionally designed with decorative colors
 - *Multiple Trane A.C. units
 - *Smoke detectors with battery backup throughout home
 - *Insulated double pane wood windows
 - *Burglar resistant double locks on all windows
 - *Single cylinder deadbolt locks on exterior doors
- *Multi-optioned surround sound package in family room, master and game room
- *House wired for Smart House system for complete home automation including lighting,

- appliance and security control
- *Security system and surveillance cameras including front gate entry
 - *Covered porch with gas hook ups for summer kitchen
 - *Seamless aluminum guttering and down spouts
 - *Lushly landscaped grounds
- 8' Concrete panel wall along front of property with iron gate entry
 - *3 car garage
- Lot Size Approximately 21,205 square feet
 - * Approximately 6,112 square feet

The information contained herein is subject to errors, omissions, change of price, and other terms prior to sale or withdrawal without notice. Square footages are approximate.

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