

Dolce Vita Villa Features

List Price \$1,379,000

This Home is loaded with Custom Features! Just to name a few.....

Prestigious Gated Community

5 Bedrooms / 5 Baths

Approx. 5284 Sq. Feet

Main Level

- **Tower Foyer Entry** with 18' Ceiling and Stone detail. Hand Crafted Wrought Iron Front Entry Door
- **Italian Accented Flooring** through out the Home
- **High Ceilings** adorned with ceiling treatments, as well as beamed ceilings in the Dining Room and Master Bedroom
- **2 Bedrooms / 3 Baths**
- **Italian Style Custom Tile Designs in every Bathroom**
- **Study** can be used as a Formal Living Room Or a 6th Bedroom
- **Formal Dining**
- **Large Spacious Great Room** with large Picturesque Windows that over looks the Hill Country View and Pool Area. A Stone Fireplace Centered between Custom Cabinetry.
- **Gourmet Kitchen with Exquisite Custom Cabinetry and Italian Style Custom Tiled Backsplash**
- **Wolf Appliances**, include: 6 Burner Stove Top with Griddle, Convection Double Ovens, and Microwave.
- A Kitchen Island with Vegetable Sink, an Icemaker, Kitchen Aid Trash Compactor, and Asko Dishwasher
- **Granite Counter Tops Through out the House**
- **Large walk in Pantry** adjacent to **Laundry / Mud Room**
- **Breakfast Nook**
- **Enjoy Family Fun in your own, Theater Room with Ceiling Projector, Screen, and Wet Bar** with refrigerator.
- **Relax in the Master Bedroom Suite** located on the main level with custom cabinetry, large walk in closet,
- Jetted tub and body sprays in the shower.
- **2nd Bedroom on Main Level** with Bath that over looks Hill Country View and Pool Area

Lower Level

- **Hand Crafted Wrought Iron Staircase** leads you to the Pool Area.
- **Game Room with Wet Bar and Refrigerator** over-looking the Pool.
- **3 bedrooms with 2 baths**
- **Wine Room with Hand Crafted Wrought Iron Door**

Exterior

In Keeping with the Italian Theme Our Villa Features:

- **Tile Roof**
- **Stone and Stucco Masonry**
- **Wood Windows**
- **Pool/ Hot Tub with Lions Head Fountain and Water Falls**
- **3 Car Garage**
- **1.30 Acres**

*Rinnai (Tank less Water Heaters) – Hot water Demand System

*Pre Wired for Smart House

*Pre Plumbed for Water Softener

For More Information Call:

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