



SPECIAL FEATURES

10920 Lakeside Dr *Under air Sq Ft: 5,374 *Total Sq Ft: 6,790 *Lot Sq Ft: 63,034
5 bedrooms | 5 full bathrooms, 1 half bathroom List Price: \$12,250,000

OVERVIEW

- **Completely renovated interior and exterior - 2012/2013**
- Lake-front property in Snapper Creek - over one-and-a-half-acre lot
- Two story design
- All new planting

EXTERIOR

- Structural changes:
 - Rebuilt the front façade of the house in concrete to allow proper balconies
 - Reduced the number of columns in the back
 - Extended terraces in the back
 - Built BBQ area with trellis in the back
 - Built-in window seating area in the kitchen
 - Re-designed open concept family room, dining room, kitchen (kitchen with sliding doors)
 - Eaves extended
- New roof with concrete flat tiles
- Manicured, tropical lush landscaping – many mature trees. Completely redesigned with landscape architect Orlando Comas during 2016/2017 creating an award-winning garden (Luxe Magazine Readers Choice award 2018)
- Additional substantial planting completed in 2022
- Extensive landscape lighting installed
- New hardscaping (coralina walkways, new front walls in coral stone)
- Grotto redesigned with fountain, coral stone and sitting area
- Pond with pond pump
- Open terraces and patios - open patio with pergola
- Outdoor living area
- Brick and keystone floors
- In-ground chlorine pool with multicolour lights: re-tiled 2012, equipment replaced 2012 & 2022
- Two-car garage (with storm-grade doors)
- Three AC units (1 in garage, 1 upstairs and 1 downstairs) - all three units replaced in 2017
- Well water for the sprinkler system
- Septic tank
- Outdoor flooring brick and keystone
- French windows and doors
- All windows and exterior doors: Marvin Stormplus Impact & CGI
- Exterior home surveillance system
- Large driveway - brick pavers

INTERIOR

- High volume ceilings
- Crown mouldings
- Tray ceilings (in primary suite), coffered ceilings (in kitchen, dining room, family room)
- Double panel metal entry door
- Hardwood oak flooring throughout the house
- Powder room
- Triple-height foyer entry with custom panelling, wood railing circular staircase, recessed lighting and chandelier
- Formal dining room with double sided fireplace (also serves as family room) and coffered ceilings
- Family room with wood vaulted ceiling
- Custom panelling around double-sided fireplace
 - TV outlet installed in fireplace



- Custom built-in cabinetry in dining room (incl. wet bar), family room, and primary dressing room
- All bathrooms with Ann Sacks and Waterworks marble tiles & mosaics
- All bathrooms with Waterworks/Kallista fixtures – nickel finish
- Alarm system: burglary alarm for all windows and doors and fire alarm
- Sonos music system throughout the home with built-in loudspeakers
- Lutron intelligent lighting system
- Laundry room with new LG washer/dryer, built-in storage cabinetry, sink and closet
- New electrical work done
- Plumbing redone

KITCHEN

- Cesarstone quartz countertops
- Ann Sacks Beau Monde mosaic backsplash
- Waterworks / Kallista fixtures
- Custom made cabinetry
- 10 ft x 4 ft kitchen island with sink and storage cabinets
- Kitchen Aid dishwasher
- Two Wolf wall ovens
- Wolf induction electric cooktop and exhaust
- Sub-Zero wine cooler
- Sub-Zero wood panelled door fridge and freezer drawer

PRINCIPAL BEDROOM AND BATHROOM

- Bedroom and bathroom with custom panelling
- Dressing room with fireplace
- Balcony with iron rod railings
- Tray ceilings in bedroom
- Built-ins in dressing room
- Large open balcony with iron rod railings overlooking garden and pool area
- Two large custom walk-in closets
- Principal bathroom
 - Dual vanities with large mirrors and custom cabinetry
 - Separate washroom with opaque-glass walls
 - Separate frameless glass shower and roman tub

EXCLUDED ITEMS

- All artwork
- Furniture is negotiable

- **Note:** FPL conversion to underground lines was announced by HOA at no cost to owners. Septic to sewer conversion was announced by HOA to take place in the coming years.

