

OVERVIEW & SPECIAL FEATURES

Address: 6235 Rolling Road Drive

*Under air: 6,127 sq ft Total: 9,038 sq ft *Lot Size: 39,204 sq ft

6 bedrooms | 6 full bathrooms, 1 half bathrooms

OVERVIEW & EXTERIORS

- Mature palm trees and beautifully manicured grounds
- Covered terraces, patios, and balcony spaces ideal for outdoor living and entertaining
- Integrated outdoor audio system
- Covered terraces with ceiling fans
- Fully tiled chlorine pool with Jacuzzi and integrated lighting and iAquaLink smart pool control system
- Outdoor summer kitchen with bar seating, built-in Viking grill, countertop, and sink
- Three-car garage with epoxy flooring
- Whole-house generator
- Mosquito control system
- Bahama-style tile roof
- Automatic irrigation system supplied by private well
- Primary water source provided by well, with municipal water connection available
- Septic system serviced approximately two years ago
- Two above-ground propane tanks, including one dedicated to the generator and one serving home appliances and the outdoor grill
- Extensive exterior and landscape lighting
- Private basketball court

INTERIORS

- Polished travertine flooring throughout the main living areas, complemented by wood flooring in the bedrooms
- Soaring ceilings and high-impact French windows and doors, creating bright, open interiors with added storm protection
- Spacious family room
- Formal dining room ideal for entertaining
- Private office
- Well-appointed laundry room with LG washer and dryer and cabinetry
- Comprehensive smart-home technology, including Wemo smart light switches, Remootio smart gate controller, two Rheem Wi-Fi-enabled hot water heaters, Moen Flo smart water monitoring and control system, Modern Forms Wi-Fi-enabled fan, and Rain Bird Wi-Fi-enabled irrigation controller
- ADT security system installed, currently inactive
- Four AC units serving the principal bedroom wing, family room area, above-garage area, and garage
- AC and furnace systems replaced in 2018, excluding the garage units

KITCHEN

- Quartzite countertops with elegant waterfall-edge detailing
- Expansive center island
- Breakfast bar seating
- Two new sinks for added functionality
- Custom cabinetry providing generous storage
- Existing propane connection available for future use
- Premium Thermador appliance package, including dishwasher, refrigerator, wine cooler, smart cooktop, wall microwave, and wall oven

PRINCIPAL BEDROOM AND BATHROOM

- Spacious principal suite
- Generous walk-in closet with dedicated dressing areas
- Elegant marble vanity and dressing area with built-in cabinetry
- Views overlooking the pool and landscaped grounds
- Expansive principal bathroom featuring:
 - Separate vanities with natural-stone countertops and custom wood cabinetry
 - Large jetted soaking tub with tiled surround
 - Separate walk-in shower with glass enclosure and handheld fixture
 - Private water closet with bidet
 - Polished travertine flooring with contrasting stone inlay detailing
 - Extensive natural-stone wall and shower finishes
 - Oversized mirrors, recessed lighting, and abundant natural light

GUEST SUITE

- Detached guest suite located above the three-car garage
- Spacious bedroom and sitting/living area
- Full bathroom
- Wet bar with sink, under-counter refrigerator, and bar seating
- Wood flooring
- Built-in wood panelling and cabinetry
- Recessed lighting and ceiling fan
- Ample closet/storage space
- Private separation from the main residence, ideal for guests, extended family, or a home office

