

## 9325 SW 59th Place

PINECREST, FLORIDA 33156 • KENNER HOMES



|               |              |                    |                   |              |              |
|---------------|--------------|--------------------|-------------------|--------------|--------------|
| 6<br>BEDROOMS | 6.5<br>BATHS | 5,860<br>LIVING SF | 8,020<br>TOTAL SF | 0.94<br>ACRE | One<br>LEVEL |
|---------------|--------------|--------------------|-------------------|--------------|--------------|

*Single-story living. Cul-de-sac privacy. A North Pinecrest address.*

## 01 THE SETTING

- End-of-cul-de-sac position in North Pinecrest
- 41,112 SF lot, just under an acre, with mature tropical landscaping and specimen palms
- Circular motor court in Chicago brick pavers
- Entry porch with columns, wood-paneled ceiling and marble floor
- Double wood-and-impact-glass entry doors
- Flood Zone X

## 02 ONE-LEVEL FLOOR PLAN

- All 5,860 SF of living area on a single story, in a split two-wing plan
- North wing
  - Primary suite with private office overlooking the pool
  - Home theater
  - Gym
- South wing
  - 3 bedrooms
  - Office / bedroom
  - Staff quarters
  - Laundry room
  - Family room
- Entry foyer with tray ceiling, opening to the formal living and dining rooms

## 03 INTERIORS

- Soaring ceilings with crown moldings, tray ceilings, custom millwork and recessed lighting
- Italian large-format porcelain floors through the main living areas
- Italian engineered wood floors in the primary bedroom; carpet in secondary bedrooms
- Lighted art niches and textured wall finishes
- French doors opening to the terrace and pool
- Family room with custom wood-paneled wall unit, lighted niches and slatted base
- TV room / playroom with solid white oak paneling

## 04 CHEF'S KITCHEN

- Custom solid wood cabinetry with marble counters, marble floors and sandblasted marble backsplash
- Center island with marble top and built-in ice maker
- Breakfast area with direct access to the terrace and pool
- Appliances
  - Sub-Zero refrigerator with four freezer drawers
  - Wolf six-burner gas range with griddle and double ovens
  - Wolf wall oven, warming drawer and microwave
  - Miele built-in coffee system
  - Miele dishwasher
  - Dacor exhaust hood

## 05 ENTERTAINING

- Custom bar off the living room
  - Solid wood construction with lighted recessed niches
  - Two-level front bar: prep height and bar height
  - Countertop finished in lacquered goatskin
  - Custom glass enclosure for glassware
  - Sub-Zero under-counter refrigerator
- Temperature-controlled wine room with racking for 300+ bottles
- Formal dining room with custom solid wood buffet, painted glass top and wood columns
- Home theater
  - Projector and anamorphic screen with surround sound
  - Wood-paneled walls with sound-dampening treatment
- Gym with bamboo floors

## 06 BATHS

- 6 full baths and 1 powder room
- Powder room with custom Madagascar ebony vanity, integrated marble sink, Kallista faucet and designer wallcovering
- Cabana bath with terrazzo floors, Waterworks vanity and grey glass shower enclosure
- Bath with steam shower and frameless floor-to-ceiling glass
- Bath clad floor and wall in natural slate

## 07 PRIMARY SUITE

- Private north-wing location
- Office overlooking the pool
- Two walk-in closets with custom built-ins
- In-ceiling speakers
- Primary bath
  - Dual marble-topped vanities plus separate makeup vanity
  - Frameless floor-to-ceiling glass shower with body jets and rain head
  - Marble-set whirlpool tub
  - Private water closet with Toto automated toilet
  - Towel warmer
  - Custom wood paneling and French wallcovering

## 08 OUTDOOR LIVING

- Pool and spa
  - Heated saltwater pool with waterfall spa
  - Electric heat pump for pool and spa
  - Jandy automation, controlled by phone
  - Pool lighting
- Covered terrace with marble flooring, wood-paneled ceiling, columns and ceiling fans
- Covered summer kitchen with seating
  - 48-inch Lynx grill
  - Granite counters at prep and bar heights
  - Stainless sink
  - True ice maker and two True refrigerator drawers
- Tiki hut with lounge area, re-thatched in 2025
- Lighted basketball court
- Outdoor speakers at pool, terrace and tiki hut, tied to the whole-home audio

## 09 SYSTEMS & INFRASTRUCTURE

- 40kW whole-house generator
- 1,000-gallon buried propane tank, owned
- Four air-conditioning zones
- Partial impact glass, with hurricane shutters on the south-wing bedroom windows
- 3-car garage with storm-rated doors and epoxy floor
- Whole-home Sonos audio in multiple zones, with in-ceiling and outdoor speakers
- Networked WiFi covering the house and backyard
- Honeywell alarm system and Ring cameras
- Two electric water heaters
- Laundry room with Electrolux washer and dryer, custom cabinetry, marble counter and sink

## 10 ADDITIONS & RENOVATIONS

- Added in 2002
  - Home theater
  - Gym
  - Full bath
- Renovated
  - Kitchen, 2021
  - Primary bath
  - Powder room
  - Cabana bath
  - Dining room
  - Main-area flooring
- 2026 refresh
  - Exterior repainted
  - Interior repainted
  - Kitchen marble floors and counters polished

### SCHOOLS

Zoned for Pinecrest Elementary, Palmetto Middle and Miami Palmetto Senior High.

### CONVEYS WITH THE HOME

Kitchen, bar and summer kitchen appliances, washer and dryer, televisions, whole-home audio, and home theater projector and equipment.

### EXCLUDED

Artwork, furniture and two stadium chairs. Theater seating and Technogym gym equipment are negotiable.

Jessica Feingold, Esq.

REALTOR® · THE AGENCY

305.984.2198 · jessica.feingold@theagencyre.com

Rick Teed

REALTOR® · MANAGING PARTNER · THE AGENCY

415.518.9115 · rick.teed@theagencyre.com

Information is deemed reliable but is not guaranteed and is subject to change without notice. Living area per architect's area calculation; lot size per public record. Features, inclusions and exclusions are subject to the terms of a signed purchase contract. School assignments per Miami-Dade County Public Schools; buyer to verify. Buyers should independently verify all material information. Equal Housing Opportunity. Jessica Feingold and Rick Teed are licensed real estate sales associates with The Agency Florida, LLC, Florida Brokerage License #CQ1063366.