

Emerald II W

LPE 190 - Lot 27

in Lone Pine Estates



3,256 SQ. FT



5 BEDS



3.5 BATHS



SUITE



CARRINGTON
HOMES

Floorplan

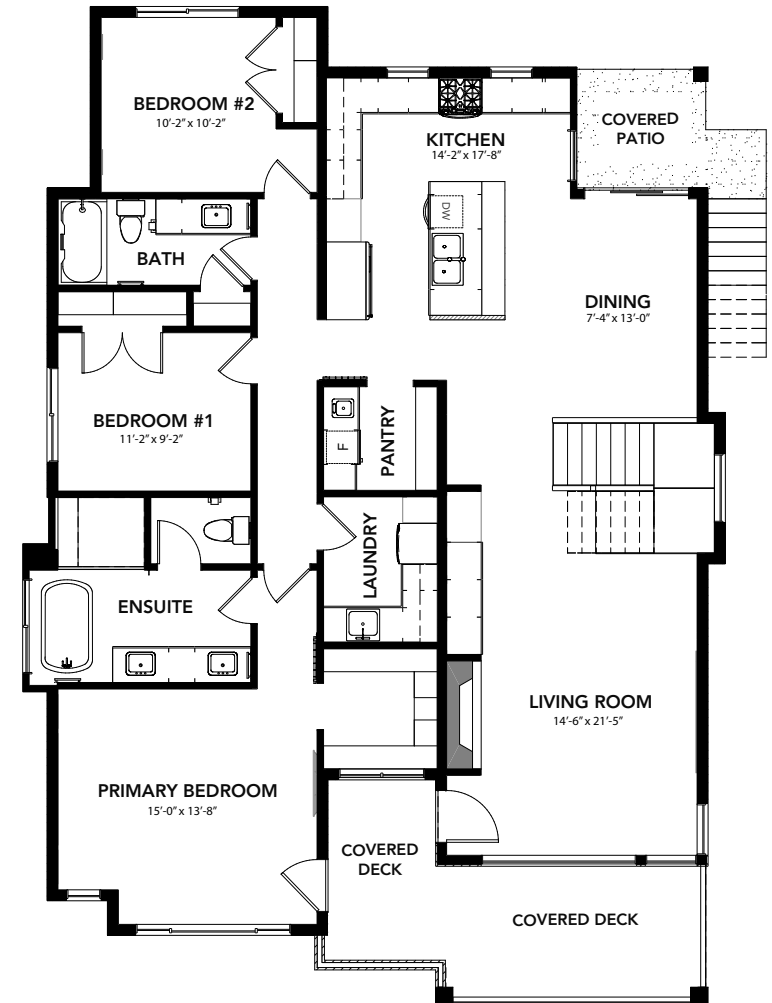
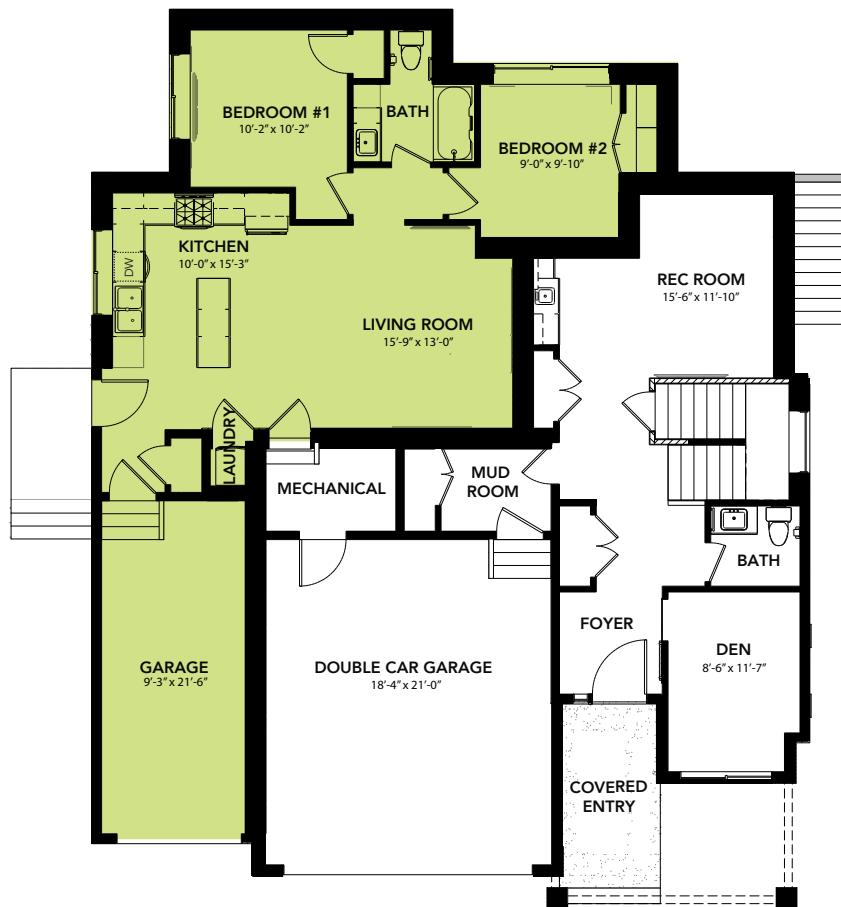


- 3 Car garage - double car garage for the primary home and single car garage designated for the suite
- Legal income suite with 2 bedrooms, 1 bathroom, Samsung appliance package, in-suite laundry and dedicated power meter and electrical panel separated from the primary home
- Main floor den
- Custom wet bar on the main level to enjoy in your rec room
- Glass panel railing in the staircase with custom shiplap wall detail
- Vaulted ceilings in the great room with a custom 16' fireplace wall with a linear electric fireplace, floating shelving and cabinetry
- 3'X9' open air wine display
- Designer kitchen with integrated hood fan, gas range and large island
- Butler pantry with beverage fridge, secondary sink and tons of storage

LOWER FLOOR (OWNER): 729 SQFT

LOWER FLOOR SUITE: 822 SQFT

MAIN FLOOR: 1705 SQFT



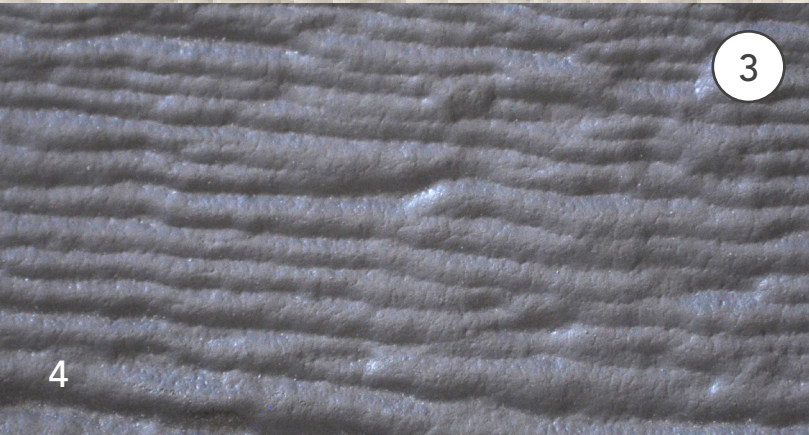
Exterior Highlights



① **Roof** // Asphalt Moire Black



② **Siding** // Cobblestone

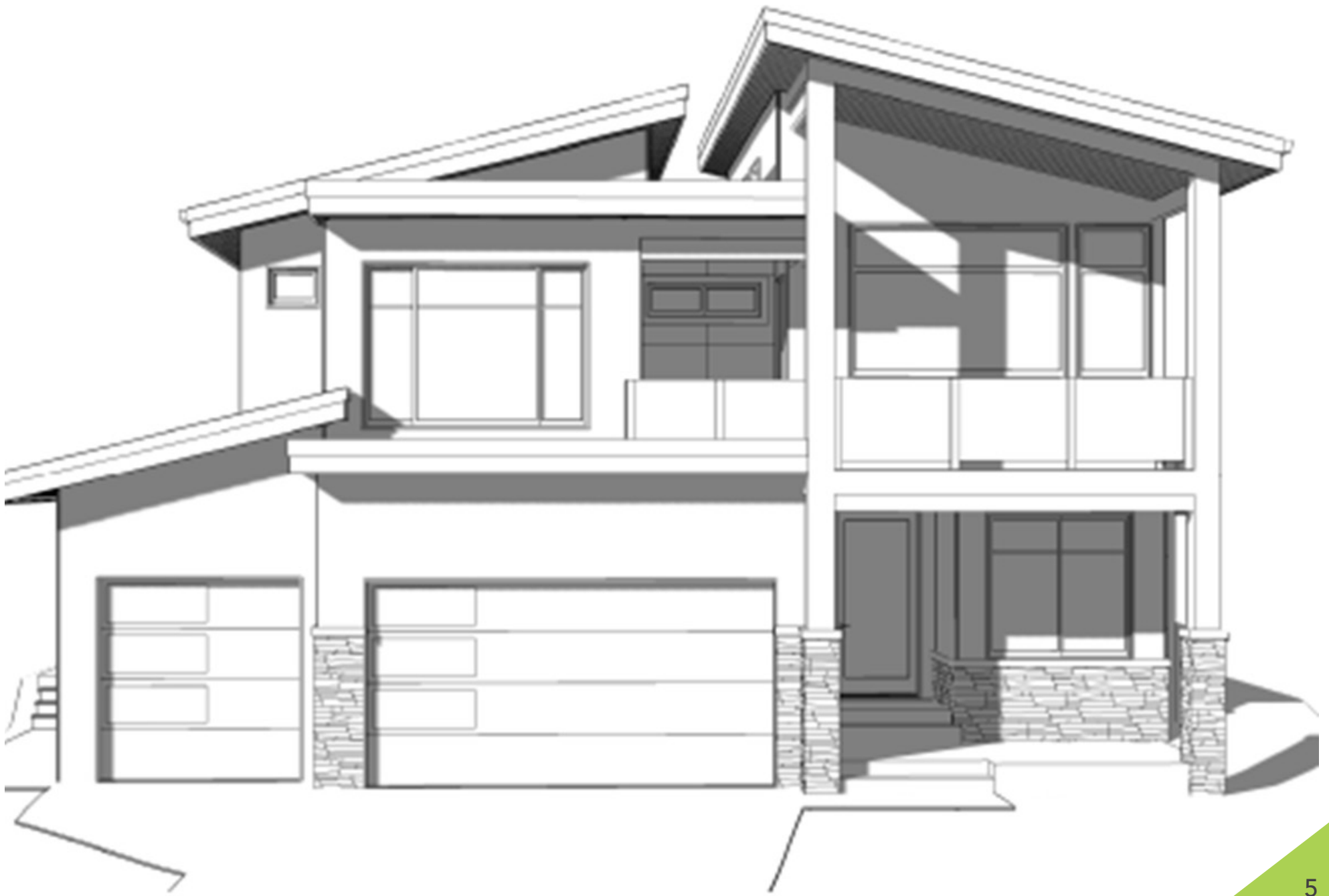


③ **Hardi Panel** // Evening Blue

Soffit & Fascia // Black

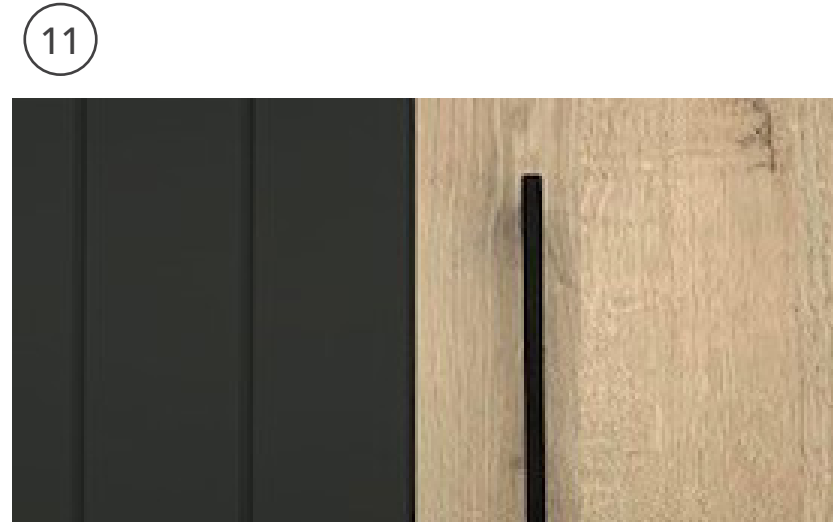
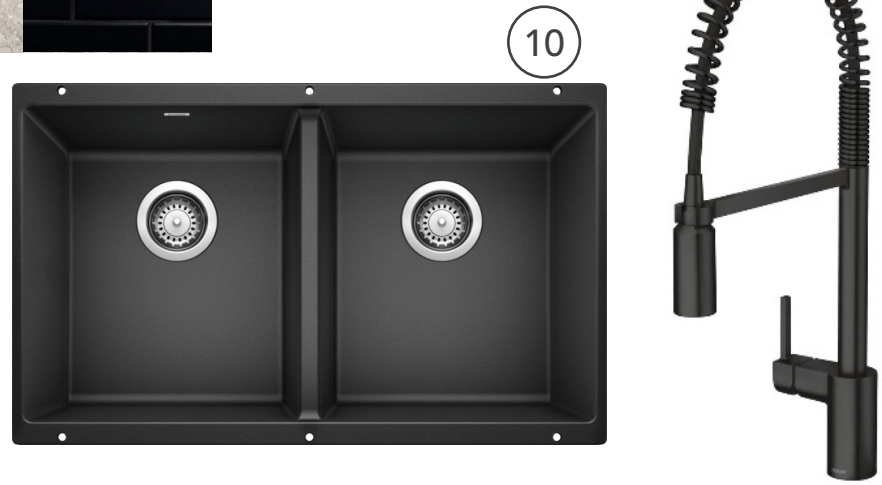
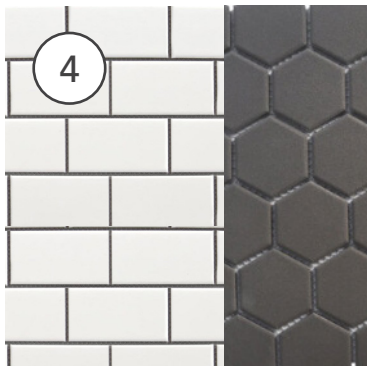
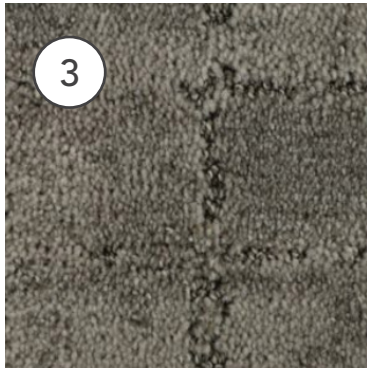
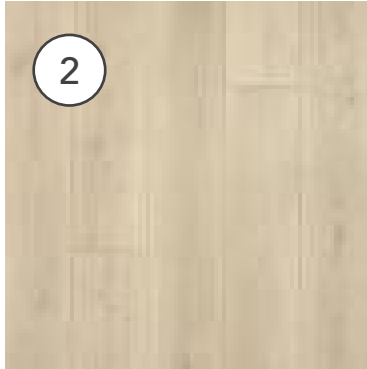
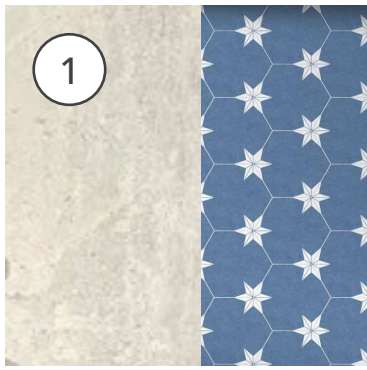
Garage Door // Black

Windows Exterior // Black & White



Interior Highlights

- 1 **Tile Flooring** // Stone Cement White 12x24 Polished with Ames Form Deco Stella Hex in the Laundry
- 2 **Laminate Flooring** // Mohawk Boardwalk Bleached Linen
- 3 **Carpet** // Mohawk Elaborate Appeal - 939 Boulevard
- 4 **Shower Tile Surround & Ensuite Fully-tiled Shower Walls** // 4x16 White Gloss Horizontal Staggered
Ensuite // Julian 2" Hex Black Tile
- 5 **Kitchen Countertop** // Miami Vena
- 6 **Ensuite & Main Bath Countertop** // Hanstone Silhouette
- 7 **Pantry, Basement Bar, Living Room Fireplace and Powder Room Countertops** // Miami White
- 8 **Laundry Countertops** // Wilsonart Carrara
- 9 **Backsplash** // Kitchen, Laundry and Pantry: Vit Natural Bar Backsplash: Matte Black Subway
- 10 **Faucets** // Moen Align in Black **Sink** // Double Bowl - Black
- 11 **Cabinetry & Hardware** // **Kitchen Lowers, Island and Basement Bar Lowers:** *Nantucket Black Beauty*
Kitchen Uppers, Microwave Tower, Main Bath, Ensuite, Powder Room, Living Room Fireplace, Basement Bar Uppers, Floating Shelving, Laundry Room and Pantry: *Flat Slab Mistral Riviera Oak*
Laundry Uppers and Hood Fan Surround: *Berlin Black Beauty*
Handles: *9635-192 DBK*



Interior Highlights

- ⑫ **Interior Doors & Hardware**
- ⑬ **Fireplace** // Linear Electric
- ⑭ **Lighting** // a) Stairs/Open to Below
b) Dining
c) Exterior

Inclusions

Kitchen Cabinetry Pull-outs

- Garbage Bin Pull-out

Brilliant Smart Home Automation

12



14b



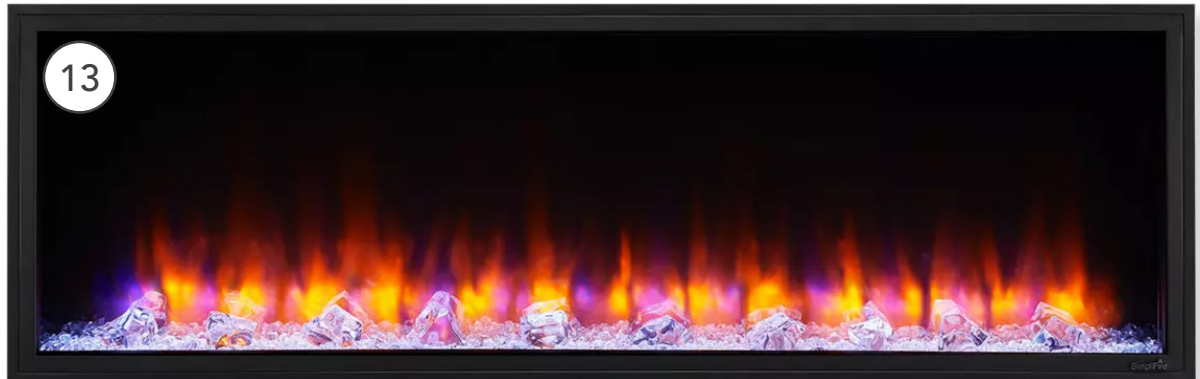
14a



14c



13



Suite

- ① **Tile Flooring // Stone Cement White 12x24 Polished**
- ② **Vinyl Flooring // Match Spec Package**
- ③ **Carpet // Match Spec Package**
- ④ **Shower Tile Surround & Ensuite Fully-tiled Shower Walls // Faucet and bathroom hardware selection to match main house – Chrome only unless upgraded**
- ⑤ **Countertop // Wilsonart Pearl Soapstone**
- ⑥ **Backsplash // 4x16 White Subway tile Staggered Install Grout: Light Grey**
- ⑦ **Cabinetry & Hardware // Camrose White Thermofoil with BP801192140900**



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