

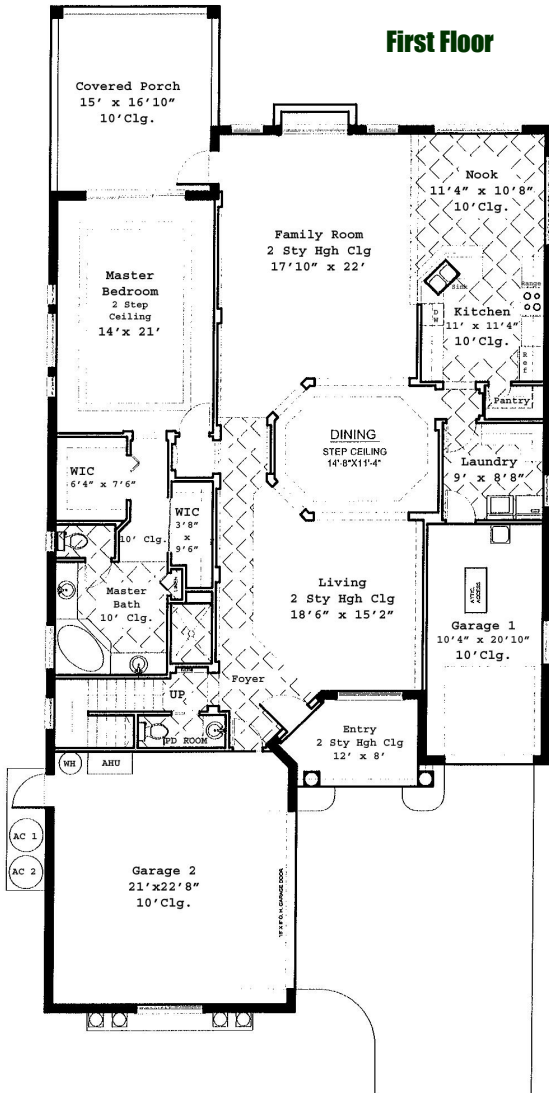
# The Lakewood

94 Emerald Lake Drive



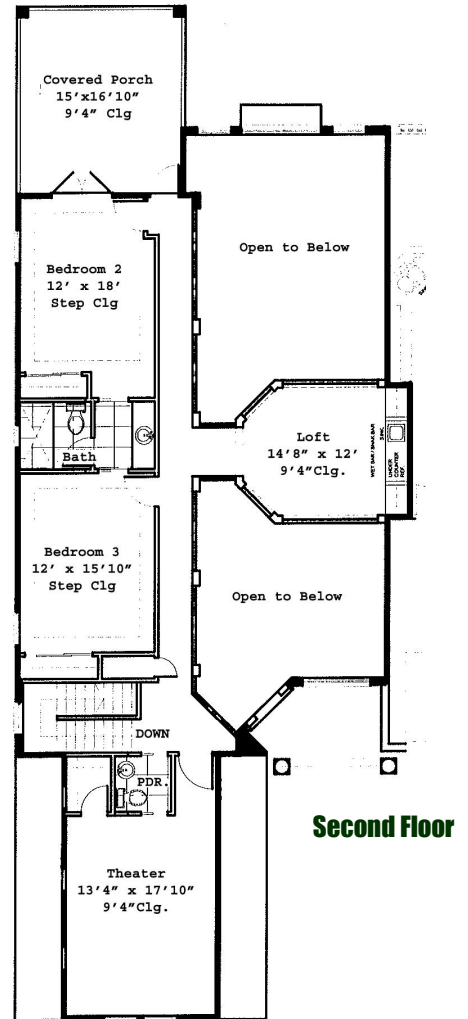
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## First Floor



## Square Footage

1 <sup>st</sup> Floor Living	2080
2 <sup>nd</sup> Floor Living	1186
Garage 1	240
Garage 2	524
Covered Porch 1 <sup>st</sup>	252
Covered Porch 2 <sup>nd</sup>	130
<b>Total</b>	<b>4412</b>



## Second Floor

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**\$ 789,900.00**

*The Lakewood* @ 94 Emerald Lake - ~~\$ 945,000.00~~

### Featured Items Throughout The Energy Efficient Town & Country Home

- Downstairs master suite, 2 bedrooms with shared full bath
- Upstairs theater (4<sup>th</sup> bedroom) with closet and powder room
- Central heat/air conditioning; 4-ton and 2-ton units; Carrier high efficiency heat pump
- Uniquely styled window treatments creating optimum utilization of natural light
- Insulation in all exterior walls; R-30 in ceilings
- Stain resistant carpet
- Ceramic tile in foyer, kitchen, living & family room
- Ceramic tile backsplash in kitchen
- Wood flooring in dining room
- Glass panel staircase railing
- Upstairs loft/ study with wetbar
- Large, airy laundry room with outside window and cabinets
- Knockdown ceilings; rounded corners in living areas
- Smoke detectors
- Sitting area in master bedroom
- Large his and her closets in master bedroom with wood shelving
- Double tray ceiling in master bedroom
- Double tray ceiling in dining room
- Plant shelves
- Extensive crown molding
- Soaring 21 ft flat ceilings in living room and family room
- 8 ft tall interior doors
- Designer and recessed lighting in select areas
- Laundry tub
- Covered porch upstairs
- Covered porch downstairs
- Insulated glass
- Pull down staircase in garage to attic storage

### Outside The Home

- Ceramic tile roof
- White finished aluminum windows and doors
- 8' high double sliding glass doors (not 6'8") with built-in privacy blinds
- Outside sprinkler system on city water
- AC pad privacy wall
- Master suite covered porch and upstairs covered porch with acrylic decking
- Extensive St. Augustine sod with plants and trees
- Two-car garage with separate sports car garage
- Brick pavers driveway and walkway
- Maintenance free vinyl soffit and aluminum fascia

### In The Kitchen

- Bosch Appliances: Stainless steel ceramic top self-cleaning oven, spacemaker microwave, and pot scrubbing dishwasher
- Large pantry with wood shelving
- European styled 42" raised panel cabinets with crown molding
- Granite countertops with undermount stainless steel sink
- Gourmet faucet with cold water filter and soap dispenser
- Upgraded features in kitchen cabinets: trash can, utensil divider, deep pot drawers
- Garbage disposal

### In The Bathroom

- Cultured marble vanity tops in hall baths and master bath
- American standard (or equal) bath fixtures
- Elongated toilets
- Master bath: upgraded bath fixtures, large cultured marble whirlpool tub with decorative tile backsplash, Roman-style tiled walk-in massage shower, enclosed toilet, his & her vanities, ceramic tile in wet area, carpet in dressing area
- Upstairs full bath: double sink vanity, tiled shower

**94 Emerald Lake Drive, Palm Coast Plantation**

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