

# The Pineapple Corporation



4474 Catheys Club Lane  
Lot 32, Unit 3

## Benefits & Features

Year Built 2005

### Exterior Design Amenities

- Large corner lot with over 1,500 sf paved courtyard in back overlooking a wonderful lake view
- Barrel tile roof with Coastal Mediterranean Stucco with precast surrounds & concrete balustrade railings
- Spacious lanais & private 2<sup>nd</sup> floor balconies with great views

### Interior Design Amenities

- Dramatic entry with custom arched entry door imported from Peru
- Grand formal living room with 22' ceilings featuring a dramatic stone fireplace mantle & stone over mantle
- Extensive crown moulding in entry, living room, dining room, library, family room, kitchen & morning room
- Custom built-in cabinetry & shelving in library
- Precast fireplaces with remotes & gas logs in living room, family room & owner's bedroom
- Beautiful wood staircase & wrought iron railings
- Spacious owner's suite with covered balcony
- Oversized game room with built-in cabinetry
- Beautiful arched precast interior surrounds in living, family & dining rooms
- Custom Plantation shutters & drapery throughout
- Remote control windows shades in the family room
- Upgraded California style closets

### Kitchen

- Custom raised panel wood cabinets in large gourmet kitchen with island & decorative glass doors
- Detailed crown moulding & built-in pantry cabinets
- Granite countertops with oversized gourmet sink & prep sink with upgrade faucets
- Built-in GE Monogram 48" refrigerator
- Professional GE Monogram 48" gas range with double ovens & a convection oven
- GE Monogram warming drawer, microwave & pot scrubber dishwasher
- Summer Kitchen with GE Monogram 36" grill

### Baths

- Ultra designer bath spa & walk-in shower in owner's bath with multiple shower heads
- Granite countertops on oversized Pullman vanities
- Custom designer sink & cabinetry in powder room with faux finish

### Laundry

- Upgraded custom cabinets with solid surface countertops
- Laundry sink with Kohler faucet
- Under cabinet washer & dryer
- Built-in ironing board

### Flooring Features

- Wood, stone or tile throughout 1<sup>st</sup> floor except guest bedroom
- Wood stairway, landing & game room
- Carpet in all bedrooms
- Porcelain ceramic tile in baths, lanai's & balconies

## The Valencia

*Classic Old World Architecture with the finest features & appointments. Beautiful Coastal Mediterranean two story with 4 Bedrooms, 4 full Baths & 1 half Bath, Formal Living, Dining Room, Library, Family Room & Spacious Game Room.*

*A Glen Kernan Golf Membership is included.*

### Electrical/Mechanical

- Integrated structural wiring
- 300 amp service
- Structural wiring technology for audio, video & computer systems
- One surround sound plus five rooms
- Smoke detector per code
- Decora switches
- Security system
- 4 exterior floodlights
- 6 ceiling fans
- Vacuum system with separate hoses for upstairs & downstairs
- Generous recessed fixtures

### Energy Saving Features

- High efficiency multiple zone heating & air conditioning system
- Fiberglass R-19 in exterior walls
- 1 gas & 1 electric water heater pumps - 75 gallon each
- Solar UV film on most windows

### Warranties

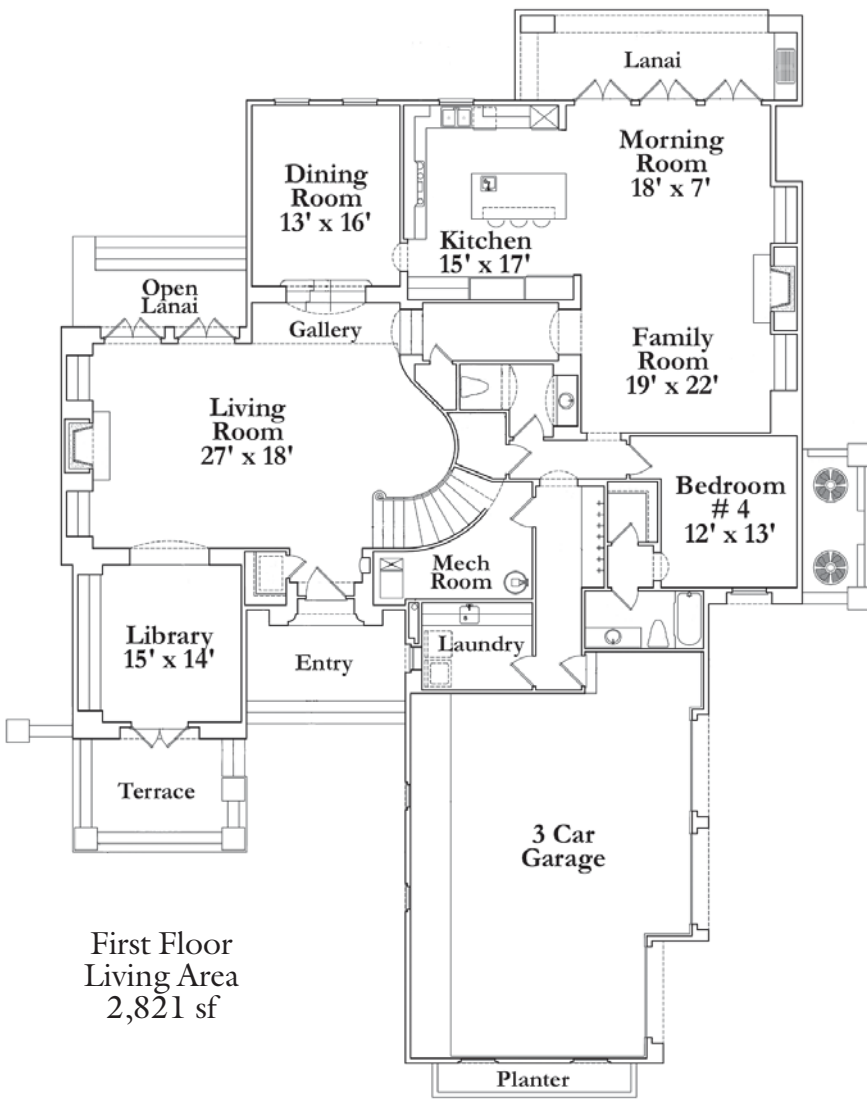
- 10 year HBW VI Structural Warranty

**GLEN  
KERNAN**  
GOLF & COUNTRY CLUB

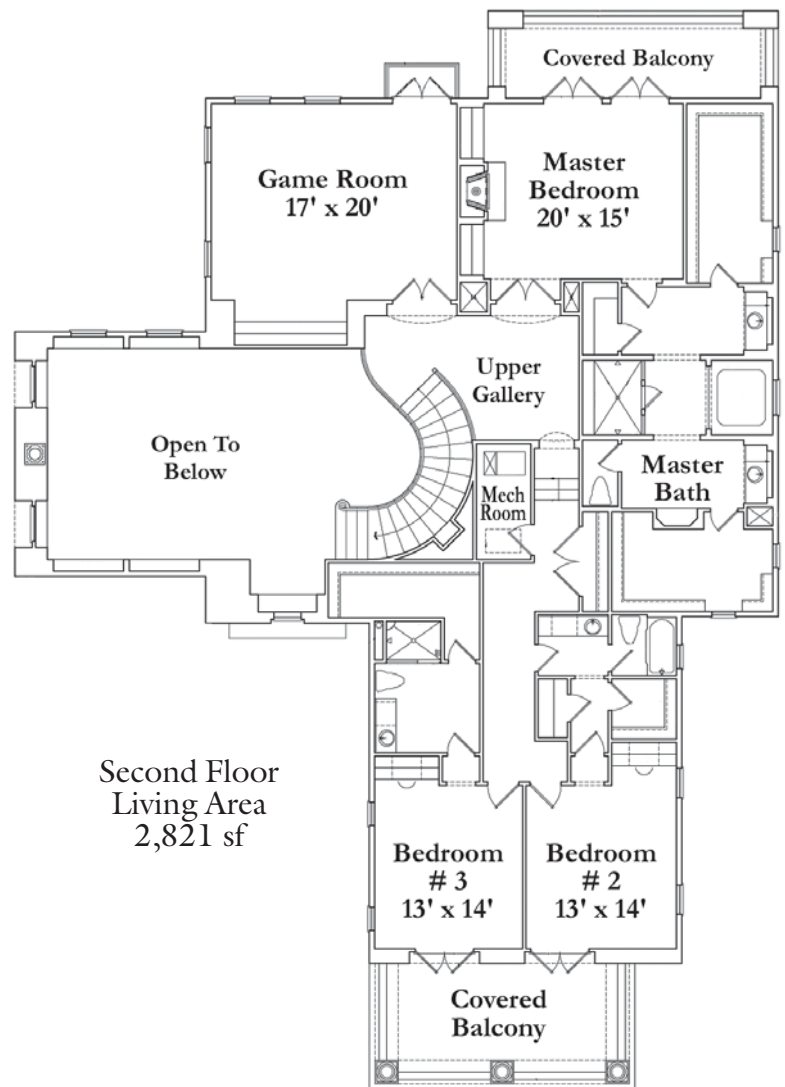


# 4474 Catheys Club Lane

Total Living Area - 5,381 sf



First Floor  
Living Area  
2,821 sf



Second Floor  
Living Area  
2,821 sf