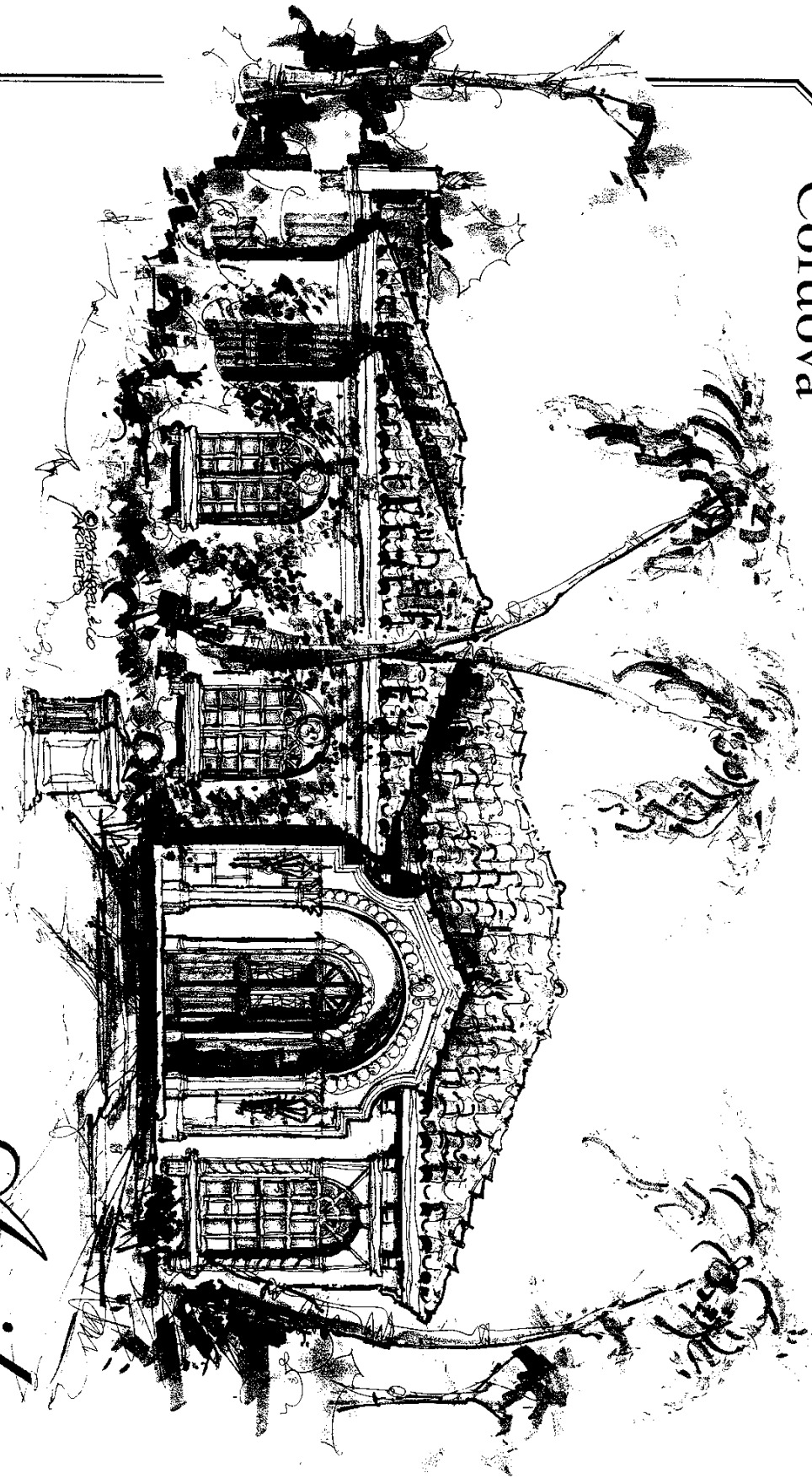
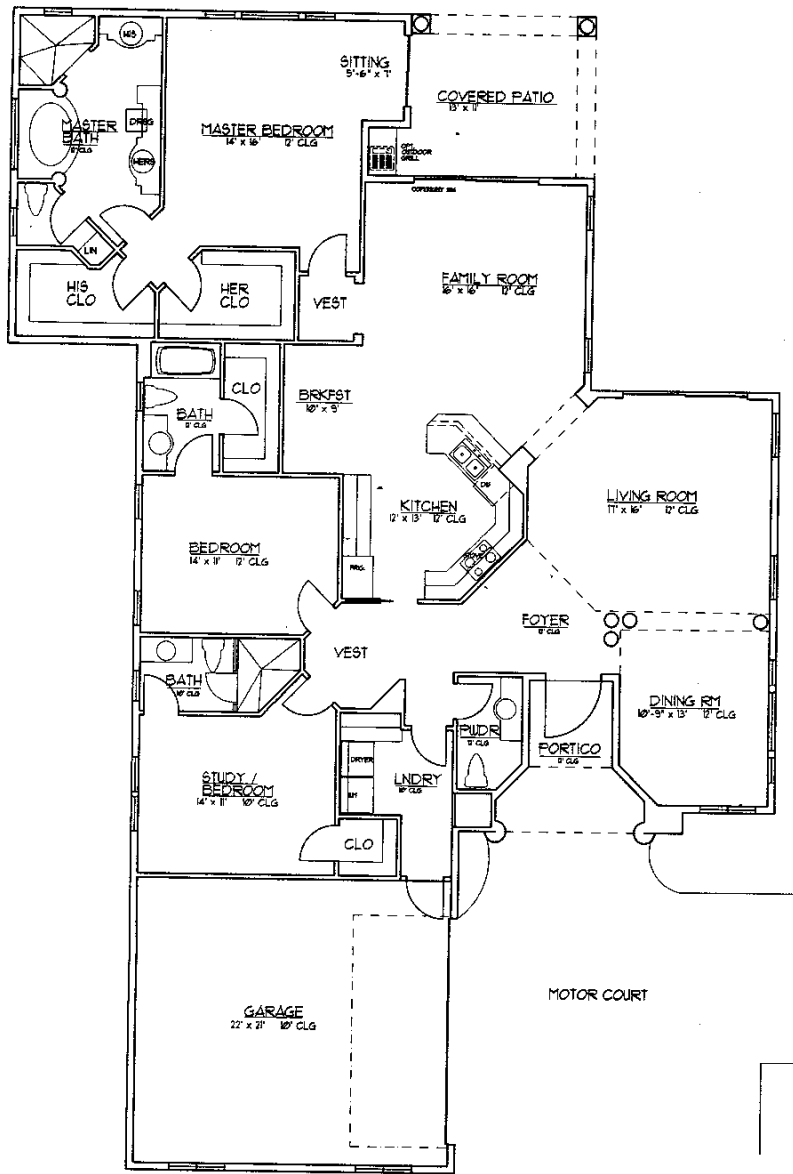


Cordova



Sevilla

AT GREY OAKS



Square Footage	
Living Area:	2,348'
Garage:	488'
Covered Area:	242'
<b>Total Area:</b>	<b>3,078'</b>

Dimensions approximate. Information herein furnished to be accurate but not warranted. Developed by Bramwood Development Group. Marketed exclusively by Gray Oaks Realty, Inc.

## CORDOVA

### INTERIOR FEATURES

- Three bedroom, three and a half bath villa.
- The elegant entry leads into a dramatic angled foyer with an immediate view through the living room featuring sliding glass doors to the veranda, paned glass windows and 12' ceiling.
- A large formal dining room is adjacent to the living room and elegantly bordered by columns.
- At the center of the home is a generous kitchen featuring custom wood cabinetry, granite countertops, designer appliances, breakfast bar and roomy, sky-lit casual dining area.
- The comfortable family room features a 12' ceiling and sliding glass doors to the covered patio. Tile and stone flooring, and designer carpet in specified areas.
- Two guest bedrooms are positioned off a private vestibule, each with their own walk-in closet and full bath.
- Eight foot raised panel doors with detail moldings and elegant brass hardware are found throughout the home.
- Designer hardware and fixtures are standard throughout.
- The secluded master suite is positioned at the rear of the home. A private vestibule leads into the master bedroom with a wall of windows, 12' ceiling, sliding glass doors to veranda, sitting area, and "his" and "her" walk-in closets with custom shelving.
- The master bath features "his" and "her" marble vanities, custom wood cabinetry, a large elevated tub, water closet, and walk-in shower.
- Prewired for security, telephone, intercom, video monitoring, and dual cable television.

- Hardcoat plaster on all interior walls and ceilings.

- Crown moldings in main rooms.

- All openings cased and jammed.

- High-efficiency HVAC.

- Fireplace optional.

### EXTERIOR FEATURES

- Home of Mediterranean architecture features paned glass windows, cast stone columns and details, tile roof, cobblestone walkway and rich mahogany front door.

- Quality construction of galvanized steel framing.

- Icynene expanded foam insulation.

- Radiant and infiltration barriers.

- Architectural low-e thermal pane wood windows.

- Cobblestone brick paved driveways, walkways and verandas.

- Verandas offer optional outdoor kitchens, heated pools and spas.

- Privacy gardens and architectural landscape design.