



2416 SW 130TH

1,600,000

THROUGHOUT

- Luxury Tile & Carpet Throughout
- Low Luster Paint
- 8' Interior Doors on 1st floor
- 8" Tall Base on 1st floor
- Contemporary LED Lighting & Fixtures
- Carrier Zone HVAC System
- Shampoo Shelves w/Ambient LED Lighting
- Ceiling Fans In All Bedrooms
- Security System With Cameras
- Nuvo Sound System w/Bluetooth
- Dual 50 gal Water Heaters with Instant Hot Recirculator
- Highly Efficient Foam Insulation
- Radiant Barrier Roof Decking
- Impact Resistant Shingles
- Aprilaire Whole-Home Air Filtration System

MASTER BED

- Designer Accent Wallpaper Wall
- Nightstand Pendant Lighting
- Full View Patio Door
- 12' Tray Ceiling
- Fan Remote
- Touchscreen Security Panel
- Oversize Custom Walnut Barn Door
- Ceiling Speakers

MASTER CLOSET

- Custom Island w/Leathered Sequoia Marble
- Custom Wardrobes with Glass Doors
- Pull Down Seasonal Rods
- Shoe Storage Wall
- Contemporary Chandelier on Motion Switch

MASTER BATH

- Luxury Tile Flooring & Walls
- Custom Walnut Cabinetry with Soft Close Hardware
- Custom Quartz Vanities
- Contemporary Sinks & Tub
- Backlit Oversize LED Mirrors & accent LED Lighting
- Plumbing Fixtures Inspired by Frank Lloyd Wright
- Frameless Glass Shower
- Floating Custom Shower Bench
- Ceiling Mounted Rainfall Showerhead w/Diverter & Linear Drain
- Ceiling Speakers

UTILITY

- Mud Sink & Faucet
- Additional Storage Cabinetry
- Soap Dispenser
- Front Load Washer & Dryer w/Pedestals

LIVING

- Custom Wraparound Iron Staircase w/Glass Railing and Solid Hickory Treads
- 72" Urbana Linear Direct Vent Gas Fireplace with Floor to Ceiling Walnut Paneling & Custom Chimney Cap
- Custom Marble Hearth
- 20' Ceilings in Living
- Western Door Systems 15' Sliding Patio Door
- Custom Mud Bench and Back Panel
- Luxury French White Oak Flooring in Main Areas

KITCHEN

- Custom Walnut Cabinetry
- Oversize Island w/Waterfall Edges
- Brizio Luxury Plumbing Fixtures
- Workstation 43" Sink w/Accessories
- Upper Cabinetry w/Frosted Glass & Ambient LED Lighting
- Soft Close Cabinet Hardware
- GE Cafe Luxury Appliance Package Including Double Oven, Drawer Microwave & 6 Burner Cooktop with Griddle
- Frigidaire Pro Double Fridge/Freezer
- Broan Elite Popup Exhaust Ventilation
- Luxury Portinari Marble Countertops & Backsplash
- Pop Up Power Stations in Island
- Ceiling Speakers
- Custom Coffee Bar w/Frosted glass
- Oversize Dual Custom Walnut Edge Banded Barn Doors
- Fully Functional Spice Kitchen with GE Appliances, Ventilation System and LED Under Cabinet Lighting

POWDER BATH

- Vessel Sink with Contemporary Brizio Fixture
- Custom Quartz/Granite Vanity with Ambient LED Lighting
- Mirror Scones

UPSTAIRS

- Secondary Washer and Dryer Space
- Glass Framed Showers w/Tile seats & Shampoo shelving w/Ambient LED Lighting
- Game Room w/Projector Screen & Prewire, Mini Fridge & Custom Bar Area
- Craft Room with Custom Cabinetry & Quartz Tops

GARAGES

- 10' Ceilings
- Belt Drive Openers with Wifi & LED lighting
- Contemporary Insulated Garage Doors
- Ceiling Speakers

EXTERIOR

- 4'x8' Solid Mahogany Pivot Entry Door
- Black Windows w/16' Curtainwall Staircase Window
- Rainbird Irrigation System with Rain & Freeze Sensor
- Stained Cedar Siding in Select Areas
- Stucco Finish on Select Areas
- Rock Wainscot in Select Areas
- Stained Beadboard Soffit at Front and Rear Patios
- Full Wrap Gutter with Underground Drains
- Contemporary Landscape Package
- Contemporary Exterior LED Lighting
- Circle Driveway
- Stucco Drive Entry Columns with Braced Posts for Future Gate
- Carrier High Efficiency HVAC System
- Bbq gas in rear patio
- 20' Ceiling on rear patio
- Custom 8' tall cedar fence w top cap

TATUM HOMES

