



Bird of Paradise Garden Home



This lovely home has many upgrades and a mature garden. Most of the garden is maintenance free. Hummingbirds love the Lantana and the Lemon tree when blooming fills the garden with perfume. Keep the sprinklers active and watch amazing color pop out of the ground. There is also room for your own self expression in the annuals bed of the sun garden. This private courtyard is a fabulous area to spend time and enjoy friends.



OH, My The Kitchen – Beautiful new Granite countertops. Groin vaulted ceilings are punctuated by inset can lighting, also under cabinet lighting creates a mood for evening events. Built in Jenn-Air Oven, Microwave, Stove, and Grill are split between wall mounting and island installation. The island is large and flexible with storage below. The cabinets are attractive and spacious above and below. There is a new faucet under mounted sink, disposal, and a moveable dual temperature wine fridge.

The eat-in space is framed by a ceiling to floor bay window and is separated from the rest of the kitchen by a breakfast bar. A modern chandelier with shades that coordinate with the paint, wallpaper and curtains graces the dining room. The home office with cabinets above and below, drawers and desk all built-in matches the rest of the cabinetry. Internet access is installed here.

The Pantry has 3 shelves and is deep tall and spacious storage....

STORAGE there are 14 cabinets PLUS the pantry PLUS the under-island PLUS a rack for large platters and trays over the Microwave PLUS a gigantic drawer under the Oven PLUS 11 drawers to keep all your kitchen gadgets and table ware at your fingertips! Other features, new paint in the kitchen work area and simple matching wallpaper in the eat-in. Cream floor tiles and matching backsplash compliment the Granite and complete the picture.



NEW Kitchen updates!
Granite counter tops, under mounted sink, faucet, disposal, dishwasher, paint, beverage fridge.



Laundry Room –
Spacious and usable with upper and lower cabinets, a generous counter space and hanging rods.

Guest Bathroom –
Jack and Jill bathroom with new fixtures connected to the guest bedrooms, includes bath and shower.



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This quiet community of Patio Homes is Champions Terrace. 4709 South Cashel Oak Drive is a *one-of-a-kind* floor plan in the community. 3 bedrooms and 2 full baths are just the beginning. 14-foot Vaulted ceilings in almost every room with elegant columns in the Living room, floor to ceiling bay windows in the Living room and Kitchen. Many of the windows are capped with Lunettes, SO MUCH LIGHT!

Front Entrance – The very private entrance is on the east side of the house. Follow the winding sidewalk from the secure front gate to the Entrance. The front door features beveled glass top to bottom in a lovely Victorian pattern. Crowning the front door is a Lunette window. The flooring inside is the highest quality, dog friendly XL Pergo in Grey Oak which coordinates beautifully with the Living room tile.

Dining Room - Framed with a double chair-rail with new coordinating paint, this elegant room features a vintage crystal chandelier, crown molding, and columned arches. The flooring here is XL Pergo, which is contiguous with the entrance and the open hallway to the back of the house.



Living Room – This airy room has fabulous windows, crown molding, and a gas see-through fireplace with a beautiful traditional mantle. Framing the fireplace are built-in bookcases with storage cabinets below. One of the cabinets is set up for a 34-inch TV with all the electricity and cable hookups built-in. There are also four very nice stereo speakers that are hung very high in the room, they have matching counterparts in the Master bedroom. A ceiling fan and new paint add comfort and elegance. The beautiful new floors are cream and grey marble patterned porcelain tiles.

Master Bedroom – This room has space enough for a California King bed with room to spare. The wallpaper is different and quite beautiful. The Jewel tray vaulted ceiling makes this large room seem enormous. The Gas fireplace is see-through from the Living room. Large floor to ceiling windows, a ceiling fan and new tile flooring completes the perfect picture of comfort and elegance.



Master Crystal Bathroom – The new remote-controlled ceiling fan and lighting are banded with szawarski crystal which is echoed in the cabinet and drawer knobs throughout. How many bathrooms do you see that are big enough for furniture? An upholstered chair makes a comfortable addition here. The Garden tub is a delight with a privacy window and 2 skylights above it. The large shower is glass and generously proportioned. His and Hers sinks are on two levels with storage drawers and cabinets beneath. The wall mirror over the sinks wraps around the wall to add utility to the built-in vanity with more drawers! The linen closet is floor to ceiling shelving. The French door walk-in closet is larger than many bedrooms and is replete with a built-in shelving unit and shelving above the hanging rods on three sides.



Guest Bedroom One – This room is separated from the dining room with arches and columns that create an open hallway. Cathedral Ceiling and spectacular windows with a lunette are featured in this nicely sized front of the house bedroom. The chair rail and paint are repeated from the dining room. A Walk-in Closet, and the Jack and Jill 2nd bath starts here with a sink in the bedroom and a private door into the bath. (currently in use as an office)

Guest Bedroom Two – This is the smallest bedroom. With a generous closet and a window onto the garden room.



Garden Room – a small brick interior room with double skylights. Perfect for indoor plants and relaxing.

New in the last 12 months:

Roof, Granite counter tops in kitchen, Flooring throughout, Paint, Under mounted sink Dispose-all, kitchen faucet, Dishwasher, Hot water heater, Air Conditioner, Garage Opener and door mechanicals, Master Bath Toilet, Ceiling Fan (with remote) and Lighting, Garden paving.