


Southern Hills
E S T A T E S

1416 Sky Vista Way Homesite 22
Exeter Building Company
\$3,295,000

9,254 SF Finished
4 Bedrooms / 6 Full Baths / 2 Half Baths
First Floor Owners Retreat
Main Level Private Guest Suite
Mid-level Study with Vaulted Ceiling
Chef's Kitchen and Scullery/Prep Kitchen
Rear Veranda with Phantom Screens & Fireplace
Full Finished Daylight Basement
Finished Elevator
4 Car Garage



Exterior:

- Brick and siding home with inviting front porch has irresistible appeal!
- Rear covered veranda w/Phantom screens and fireplace
- Main level covered deck with grilling deck & grill
- Lower level covered patio
- Nestled on 1.03 Acre homesite

Interior:

- Inviting double front doors lead into lofty 2 story foyer with balcony overlook
- Exquisite first floor owners retreat has tray ceiling. Spa bath adorned with free standing soaking tub and huge walk-in shower. Grand walk-in closet has its own laundry space.
- Private first floor guest suite with en suite bath
- Private mid-level study has vaulted ceilings and abundant natural light from floor to ceiling windows
- Remarkable chef's kitchen fully equipped with Wolf & Sub-Zero appliances, huge island and generous custom cabinetry

- Elegant dining room has adjoining butler's pantry with bar sink and wine refrigerator
- Spacious family room with coffered ceiling, custom built-ins and fireplace opens through glass sliding doors onto large covered veranda with Phantom screens and fireplace. The perfect fusion of indoor and outdoor living!
- Gracious breakfast room opens out to veranda and covered patio
- Enjoy extra prep space in the scullery with adjoining walk-in pantry!
- Convenient mudroom with cubbies
- All spacious bedrooms have walk-in closets and en suite baths
- Grand bonus/game room has fireplace and entertainment bar with refrigerator and bar sink
- Separate media room and fitness room
- Full finished basement features a billiards room, a theater room, large entertainment bar area with island, sitting area with fireplace which opens through sliding glass doors onto a covered patio. Spacious flex room offers space for a second study or fitness.
- Finished Elevator

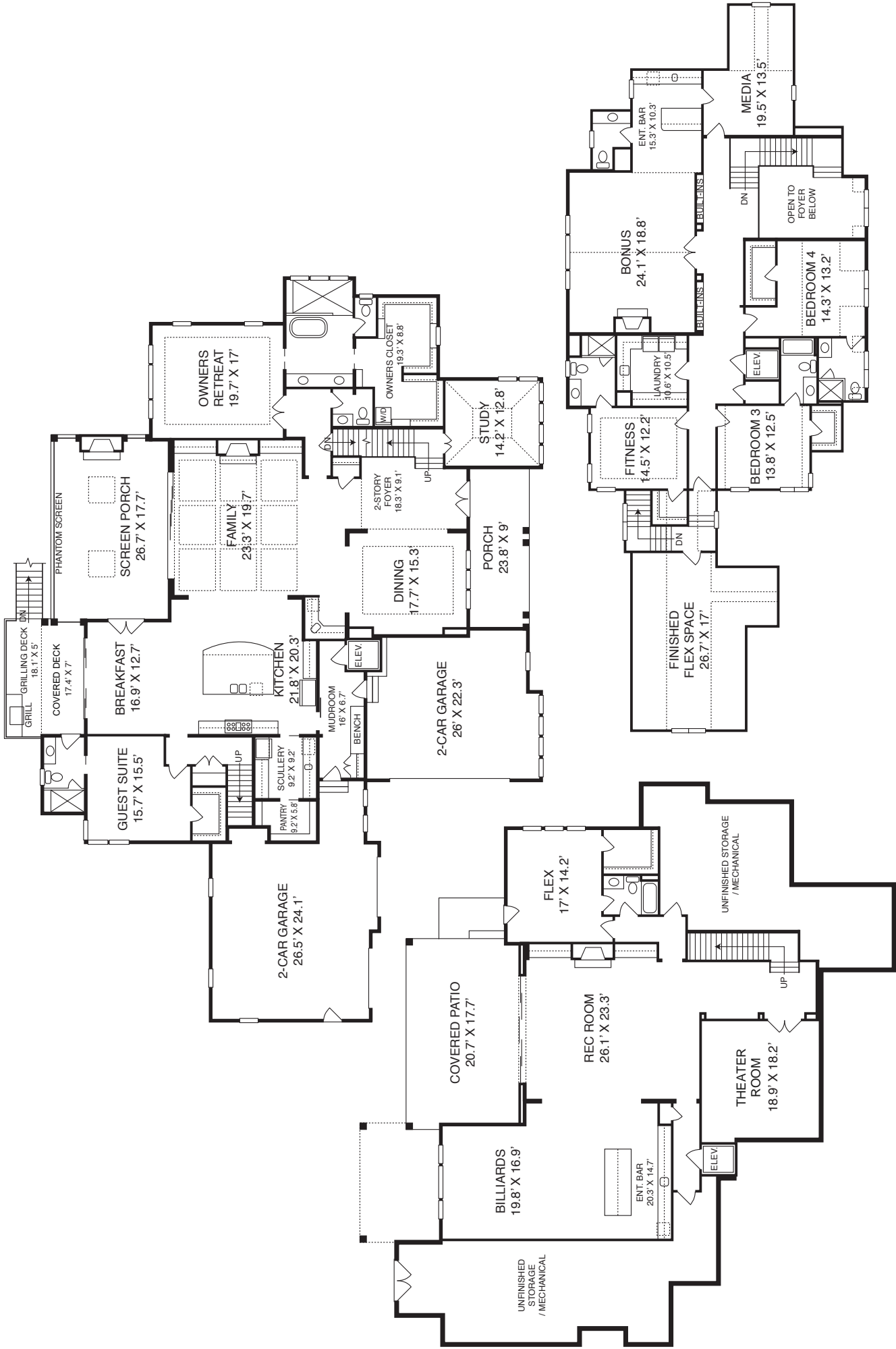
www.SouthernHillsEstates.com

919.926.5510 | SouthernHills@FMBnewhomes.com

Preliminary information only. Prices and specifications subject to change without notice. 9.2.22



Estate Communities, LLC
Henry MacNair, Manager



Exeter Building Company, LLC

Southern Hills Estates Homesite #22

The builder reserves the right to revise noted specifications or substitute features, architectural details or materials. Illustrations and floorplans are for discussion purposes only and not part of a legal contract. Room sizes are approximate. 05/11/22