FEATURE SHEET

9208 Loney Lake Dr
Keystone Reserve

- Gated legacy estate in Keystone Reserve designed by RoJo Architecture and built by Aaron Fisher in 2020 with a focus on engineering and imported materials from Europe.
- Orientation and layout of home is arranged to balance the energy and sunlight into the home based on traditional architectural principles.
- Solid block construction built to the latest hurricane standards
- Lake front lot just under 3 acres

INTERIOR

- 5 bedrooms/ 6.5 bathroom PLUS office, yoga room (2nd office), game, gym, and loft. 6,385 sqft heated. 11,961 sqft total.
- All bedrooms have an ensuite full bathroom
- Elevator or use of two stairwells - one with custom floating steps and concrete stem wall.
- Oversized fireplace with media niche that holds up to 100” flatscreen TV.
- Oversized and ample custom commercial grade windows and doors offer stunning natural light throughout the home and provide unbeatable insulation from outside elements like sound and heat.
- Open air chefs kitchen with Wolf and Cove appliances, custom hood, built-in custom refrigerator, custom matching cabinets, double Stages under-mount sink systems, oversized kitchen island.
- Cambria quartz surfaces
- Designer wall treatments throughout
- Electronic shades throughout
- Family game room offers a custom wall treatment and built-ins, floating bar shelves with under mount LED lights, an oversized wet bar, beverage fridge, wine cooler, dishwasher, and ensuite bath and could alternate as a guest bedroom.
- Tall custom 42” glass railing throughout the second floor and stairwells

- Walk-in closets and ample storage throughout including custom closet features and built-ins.
- Large format Italian porcelain tile downstairs / walnut hardwood upstairs and mixed with commercial grade non-slip gym flooring.
- Owner's entry shoe station and storage
- Object showcase niche with LED lights
- Office library and floating bookshelves
- Oversized laundry suite with stone counters that include double washer and gas dryer systems and utility sink and ample amount of built-in storage.
- Design offers high ceilings and unique 2-story open air living area.
- Potential theater room or additional bedroom/bonus room could be built out to add another 1,000 sqft of living space.
- Unique area for a fish tank in the living room with wet wall access for easy draining. Inquire for details.

EXTERIOR

- Home faces North
- Gorgeous one-of-a-kind designed and engineered entry waterfall fountain w/ LED lights
- Oversized rear entry detached 4-car garage with a workshop bump out
- Saltwater lap pool, 5' deep with spa and oversized sundeck, Pebblesheen finish and glass, programmable LED lights, self-draining, and seamless screened 2-story lanai with open-air pass through to the kitchen. Additional Pool security feature detects big ripples in the water and sets off an alarm.
- Outdoor fans and pre-wired for speaker system.
- Wrap around balconies all with water views.

MECHANICAL

- 500 gallon propane tank
- 4 HVAC systems
- 2 tankless water heaters with programmable recirculation loops with wifi smart feature.
- 6 outdoor video cameras - 2 front and 4 back.
- Custom LED lighting features throughout the interior and exterior

- Square ceiling lights, LED, mood lighting and designer fixtures throughout.
- Exterior landscape lighting

3D Tour, Survey, elevation certificate, and preliminary title work are available to potential buyers.