



13693 RIVOLI DRIVE
PALM BEACH GARDENS, FL 33410

Purchase Price : \$2,699,000.00

Offered by Scott Handler, Sales Associate



THE
BRETZLAFF
GROUP

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REAL ESTATE

561-568-6656



CUSTOM SPECIFICATIONS

Lifestyle Features

- Oversized Motorcourt Driveway
- Impact Resistant Windows and Doors
- 14' Ceilings Thru-out Living Areas
- Double Coffered Ceilings from 14' - 15' in Living Room and 12' in Dining Room
- Double Coffered Ceilings from 12' - 14' in Master Bedroom
- 24" x 48" Porcelain Flooring
- 8" x 10" Beams in Living Room

Interior Features

- Temperature Controlled Wine Unit
- Generous Use of Crown Moldings Throughout
- Single 7 ¼ Crown On Perimeter of Foyer & Master Bedroom
- Single 7 ¼ Crown in all Coffers of Master Bedroom
- Single 7 ¼ Crown in all Coffers of Living Room & Dining Room
- 4 Panel Stileline Shaker Doors Throughout
- Central Vacuum System
- Standard 8-1/2" Baseboard
- Security System with 3 Keypads
- Wall to Wall Carpet in All Bedrooms and Office

Kitchen Features

- Appliance Package:
 - Thermador 30" Refrigerator, Stainless Steel
 - Thermador 30" Freezer, Stainless Steel
 - Thermador 48" Rangetop - Stainless Steel w/6 Burners and Griddle
 - Th. Double 30" Oven in Stainless Steel
 - Thermador 24" Built-In Microwave
 - Thermador Stainless Steel Dishwasher w/6 Programs
 - Electrolux Front Load Washer in Island White
 - Electrolux Front Load Dryer in Island White
 - U-Line 24" Beverage Center
- Designer Cabinetry w/Raised Wood Doors and 18" Glass Lit Cabinets
- Double Stacked Upper Cabinets over Base Cabinets with Pullouts
- 42" High Uppers with 22" Stack Plus Crown Moldings, Valance, and LED Undermount Lighting
- Granite Countertops with Tile Back Splash
- Stainless Steel Sink
- Stainless Steel One Piece Pullout Faucet and Soap Dispenser
- 3/4 HP Pro 750 In-Sinkerator
- Built in Recycling / Trash Center
- Walk In Pantry and Butler's Pantry





Exterior Features

- Custom Pool, 18" Raised Spa and Sheer Drop
- Water Features
- Dimensions approx. 15 x 30
- 400,000 BTU Gas Heater
- Swimout Bench
- 5 Exterior Hose Bibs
- Prewired for Exterior Ceiling Fans on Deck with Recessed Lighting
- Tumbled Travertine or Porcelain Paver Deck

Other Exterior Features

- Flat Concrete Tile Roof
- 8' High Metal Design Garage Doors including Opener with 2 Remotes and Remote Keypad
- Summer Kitchen with Granite Countertop with Gas Grill

Master and Guest Bath Features

- 1/2" Heavy Glass Shower Enclosures
- 24" Marble or porcelain Floors in Master Bath, His and Hers Toilet Rooms and Custom Tile in Showers
- Kohler and American Standard Plumbing Fixtures
 - Same Cabinetry Choices as Kitchen
- Water Closet with matching in Her Master
 - His and Her Baths and Closets
- R-20 Foam Insulation in Attic, R-11 Foam

Structural Features

- Concrete Block and Bond Beam Construction, utilizing a cage like system weaving steel rebar through the block walls. The walls are then reinforced by pumping 3000 psi concrete through the open cells. Bond Beam Construction also promotes straighter walls, reduced cycle time and more concrete in the block wall.
 - Built to most stringent codes

Energy Saving Features

- 2 High Efficiency Variable Speed 16 Seer Central Air-Conditioning and Heating Systems with Digital Controls and Extended Manufacturers Warranty on Compressor
 - Tankless, Automatic Gas Hot Water Heater w/ Recirculating Pump
- R-20 Foam Insulation in Attic, R-11 Foam Insulation in Patio and Garage Attic, and R-4.1 Insulated Exterior Walls

