

6820 AMARETTO COURT

LUXURIOUS TRADITIONAL HOME IN NORMANDY ESTATES



TABULATIONS

Per Plans: •7,106 sq. ft. Living •984 sq. ft. Garage •503 sq. ft. Covered Exterior •8,593 sq. ft. Under Roof •Lot Size: .39 acres.

SALES INFORMATION

•Five Bedrooms •Five Full and One Half Baths •Family Room •Formal Dining Room •Kitchen with Breakfast Area •Wet Bar •Butlery •Study w/ adjoining Office •One Fireplace Inside •Gameroom/Exercise •Private Guest Suite Downstairs •Open Foyer to Above •Three Car Garage •Veranda with Outdoor Fireplace & Grill •Pool •Courtyard •Extensive Storage •Legal Description: Lot 12, Block D, Normandy Estates, City of Plano, Collin County.

STRUCTURAL SPECIFICATIONS

•Engineered Pier & Slab Foundation •DuPont Tyvek Exterior Housewrap •Solid Panel Roof Decking •Engineered Open Web Floor Truss System. Stacked closets for future elevator.

FINISHES

•Custom Old World Wood and Glass Entry Door •Stone Entry Floor •Hand-Scraped Hardwoods in Study, Great Room, Kitchen and Master Suite •Inlaid Marble Floor in Powder •Special Finish Kitchen Cabinetry •All Eight Foot Solid Core Doors with Unique Custom Plaquing and Designer Hardware •Extensive Granite Throughout •Vaulted and Beamed Ceilings •Patterned Marble Flooring and Tub Surround In Master Bath •Structural Glass Master Shower •Elaborate Master Closets with Extensive Shelving and Built Ins.

EXTERIOR SPECIFICATIONS

•Traditional Design •Stone Exterior with Bricke Architectural Elements •R-38 Insulated Ceilings R-20+ Insulated Walls and Polycell Sealant •Double Pane Insulated Cladded Wood & Vinyl Jeld-Wen Windows •Oversized Insulated Wood Architectural Garage Doors •Patterned Concrete Drive & Lead Walk •Fully Landscaped and Sprinklered.

EQUIPMENT SPECIFICATIONS

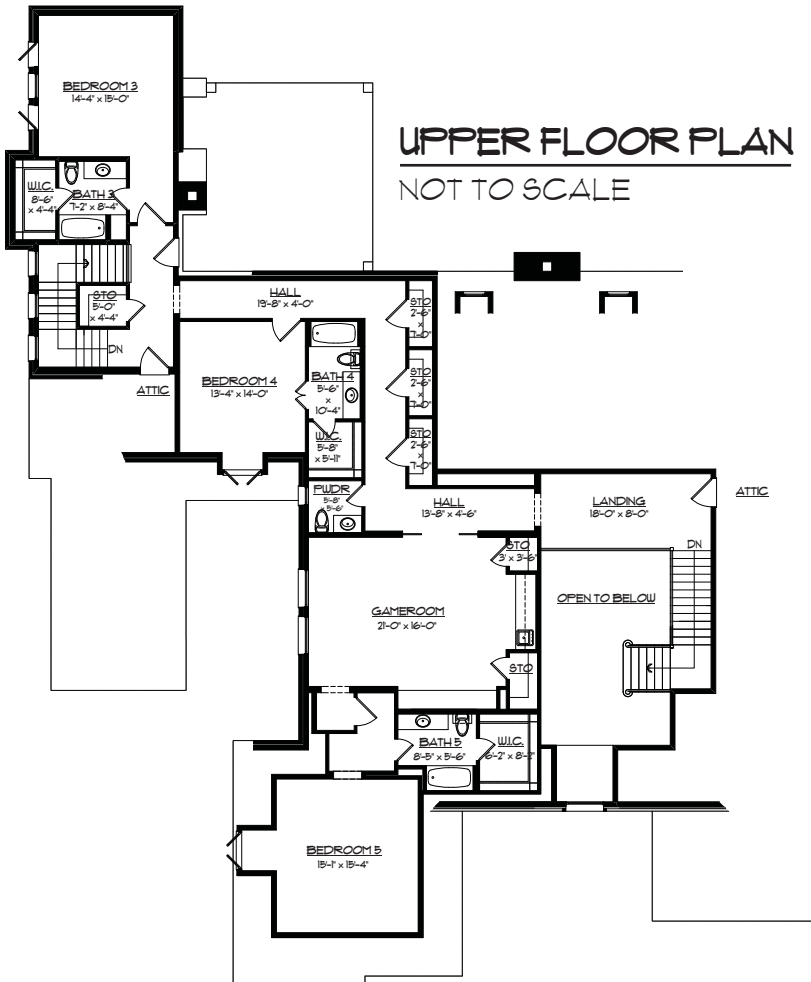
•High Efficiency 100% Amana 16 SEER Zoned Air Conditioning with Lifetime Warranty and Master Zone Humidifier Unit Gas Heating and Electric Cooling •Gemini Zoned Security System with Smoke and Fire Alarm. Alpha Readout. •Audio/Video/ Communications Pre-wired •Recirculating Water Heating System for Fast Hot Water. •Category 5e Wiring Throughout •Zoned Interior Fire Sprinkler System •Lift Master Garage Door Openers •Decora Rocker Switches Throughout •Recessed Can Lighting Throughout •48" Sub Zero Refrigerator •Icemaker & Winecooler in Wet Bar •48" Six Burner Dacor Rangetop •36" Lynx Grill.

Prices and Specifications subject to change without notice.

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FIRST FLOOR PLAN
NOT TO SCALE



UPPER FLOOR PLAN
NOT TO SCALE

| AREAS | |
|----------------------|------------------|
| LOWER FLOOR A/C | 4695 S.F. |
| UPPER FLOOR A/C | 2411 S.F. |
| TOTAL A/C | 7106 S.F. |
| AUTOMOBILES/ STORAGE | 984 S.F. |
| LOWER EXT. COVERED | 503 S.F. |
| TOTAL COVERED | 8593 S.F. |