



4105 CAERLEON CIRCLE  
AMENITY LIST

GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT:
  - TRADITIONAL: CENTRAL PARK ELEMENTARY SCHOOL
  - NON-TRADITIONAL: RE BAKER SCHOOL
  - BRIGHT FIELD MIDDLE SCHOOL
  - FULBRIGHT JUNIOR HIGH
  - BENTONVILLE HIGH SCHOOL
- PROMINENT LOCATION IN ST. VALERY DOWNS SUBDIVISION
- 0.75 ACRE ESTATE LOT
- 5,177 SQUARE FEET
- 6 BEDROOMS
- MEDIA ROOM WITH INSULATED WALLS
- 5 FULL BATHROOMS, 1 HALF BATHROOM
- 2 CAR SIDE ENTRY GARAGE AND 2 CAR (EXTRA DEEP) DETACHED GARAGE WITH GUEST LIVING QUARTERS ABOVE.
- 2 LEVEL HOME
- PROFESSIONAL KITCHEN-AID STAINLESS STEEL APPLIANCES
- 2 INDOOR FIREPLACES (1 GAS, 1 WOOD BURNING WITH GAS LOG SET)
- CENTRAL VAC
- CUSTOM SPIRAL STAIRCASE
- BRAZILIAN WALNUT HARDWOOD FLOORING
- DETACHED GUEST HOUSE
- HOME AUDIO SYSTEM
- HOME SECURITY SYSTEM
- CUSTOM BUILT-INS THROUGHOUT
- 3 OUTDOOR AREAS (LARGE COVERED FRONT PORCH, PORTICO AND COVERED VERANDA) BOTH FRONT AND BACK COVERED AREAS HAVE BUILT-IN AUDIO SPEAKERS AND STAINED CEILINGS. BACK VERANDA HAS 2 CEILING FANS
- FULLY FENCED PRIVATE BACKYARD

- NEW SALTWATER POOL 16x40 WITH DIVING BOARD
- IRRIGATION
- PROFESSIONALLY LANDSCAPED

## MAIN LEVEL OF HOME

### ENTRY:

- OPEN TO DINING ROOM, LIBRARY AND MAIN HALL
- DESIGNER BRONZE CHANDELIER
- SOLID WOOD GLASS LITE ARCHED FRENCH ENTRY DOORS
- ARCHED CLERESTORY WINDOW WITH LEDGE
- BALCONY ON SECOND LEVEL OF HOME OVERLOOKING FOYER
- COAT/STORAGE CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- BRAZILIAN WALNUT HARDWOOD FLOORING

### LIBRARY:

- 14x14
- OPEN TO ENTRY AND GUEST BATHROOM
- RECESSED LIGHTING
- CEILING FAN WITH LIGHTING
- MULTI-LIT WINDOW
- GLASS LITE FRENCH ENTRY DOORS
- WALL TO WALL BUILT-IN FEATURES:
  - STAINED CABINETRY
  - DESK AREA
  - UPPER AND LOWER CABINETS
  - BOOKSHELVES
  - MAIL ORGANIZER
  - EXTRA OUTLETS
  - FLUTED AND CROWN MOLDING
- SITTING AREA
- WALK-IN STORAGE CLOSET WITH BUILT-INS

- PAINTED CROWN, TRIM AND BASE MOLDING
- BRAZILIAN WALNUT HARDWOOD FLOORING

#### GUEST BATHROOM:

- OPEN TO LIBRARY AND MAIN HALL
- RECESSED LIGHTING
- CUSTOM VANITY FEATURES:
  - DESIGNER BRONZE 2-LIGHT VANITY FIXTURE
  - PAINTED CABINETRY
  - GRANITE COUNTERTOP
  - CUSTOM FRAMED VANITY MIRROR WITH BEVELED GLASS
  - STORAGE
- PAINTED JOHNNY CABINET
- SHOWER/TUB COMBINATION WITH TILE SURROUND
- PAINTED TRIM AND BASE MOLDING
- BRAZILIAN WALNUT HARDWOOD FLOORING

#### DINING ROOM:

- 14x12
- OPEN TO ENTRY AND BUTLER'S PANTRY
- DESIGNER BRONZE CHANDELIER WITH DECORATIVE SILK SHADES
- MULTI-LIT WINDOW
- PAINTED CROWN, TRIM AND BASE MOLDING
- BRAZILIAN WALNUT HARDWOOD FLOORING

#### CUSTOM SPIRAL STAIRCASE:

- OPEN TO MAIN HALL
- DESIGNER BRONZE LANTERN CHANDELIER
- RECESSED LIGHTING
- HARDWOOD HANDRAIL AND NEWEL POSTS
- CUSTOM IRON BALUSTRADE
- HARDWOOD TREADS AND RISERS
- PAINTED CROWN, TRIM AND BASE MOLDING
- DEEP WALK IN LIGHTED COAT CLOSET UNDER STAIRCASE

### GREAT ROOM:

- 20x21
- OPEN TO KITCHEN AND GUEST BATHROOM
- RECESSED LIGHTING
- CEILING FAN WITH LIGHTING
- 2 PICTURE WINDOWS
- GLASS FRENCH DOORS WITH ACCESS TO POOL AND YARD
- ARCHED CLERESTORY WINDOW WITH LEDGE
- VAULTED CEILING
- OVERLOOK BALCONY FROM SECOND LEVEL OF HOME
- CEILING AUDIO SPEAKERS
- CUSTOM GAS LOG FIREPLACE FEATURES:
  - ART LIGHTING
  - FLOOR TO CEILING DRY STACK STONE SURROUND AND HEARTH
  - STAINED WOOD MANTLE
- 2 CUSTOM BUILT-IN BOOKSHELVES FEATURE:
  - STAINED CABINETRY
  - FLANKING THE FIREPLACE
  - BUILT-IN ENTERTAINMENT AREA
  - STORAGE
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING

### KITCHEN AND BREAKFAST ROOM:

- 17x14
- OPEN TO BREAKFAST ROOM, GREAT ROOM AND BUTLER'S PANTRY
- RECESSED LIGHTING
- DESIGNER BRONZE POT RACK LIGHT FIXTURE OVER CENTER ISLAND
- BREAKFAST ROOM FEATURES:
  - 18x13
  - DESIGNER BRONZE LANTERN PENDANT
  - BOX BAY WINDOW
  - BUILT-IN PAINTED WRAP AROUND BENCH SEAT
  - SITTING AREA

- CUSTOM STAINED CABINETRY FEATURES:
  - UNDER CABINET LIGHTING
  - GRANITE COUNTERTOPS WITH HONED FINISH
  - CREAM TILE BACKSPLASH
  - UNDER MOUNT DOUBLE BASIN STAINLESS STEEL SINK
  - KITCHEN-AID STAINLESS STEEL DISHWASHER
  - KITCHEN-AID STAINLESS STEEL GAS RANGE/OVEN
  - CUSTOM VENT HOOD CABINETRY FEATURES:
    - BUILT TO THE CEILING
    - FLUTED PILASTERS
    - RAISED PANEL MOLDING
    - SHELF WITH CORBELS
    - DECORATIVE TILE BACKSPLASH
    - POT FILLER FAUCET
  - ACCENT GLASS CABINET DOORS
  - CENTER ISLAND FEATURES:
    - STAINED CABINETRY
    - GRANITE COUNTERTOP WITH HONED FINISH
    - BUILT-IN KITCHEN-AID STAINLESS STEEL MICROWAVE OVEN
    - OPEN SHELVING
    - STORAGE
    - WORK SURFACE
    - EXTRA OUTLETS
  - BAR COUNTER FOR SEATING
- PAINTED TRIM AND BASE MOLDING
- CUSTOM BRICK FLOORING

BUTLER'S PANTRY/WET BAR:

- OPEN TO KITCHEN AND DINING ROOM
- RECESSED LIGHTING
- CUSTOM CABINETRY FEATURES:
  - STAINED FINISH
  - GRANITE COUNTERTOP WITH HONED FINISH
  - TILE BACKSPLASH
  - UNDER MOUNT SINK
  - UPPER AND LOWER CABINETS
  - LOWER CABINET PLUMED FOR FUTURE ICE MAKER

- ACCENT GLASS CABINET DOORS
- EXTRA STORAGE
- BRONZE FINISHES
- WORK SURFACE
- CROWN MOLDING
- PAINTED TRIM AND BASE MOLDING
- CUSTOM BRICK FLOORING

#### LAUNDRY/UTILITY ROOM:

- 11x6
- OPEN TO HALLWAY WITH EXTERIOR DOOR TO POOL AREA, 2<sup>ND</sup> STAIRCASE AND EXTERIOR DOOR TO GARAGE
- FLUORESCENT LIGHT FIXTURE
- SINGLE WINDOW
- CABINETS FEATURES:
  - PAINTED FINISH
  - SLATE TILE COUNTERTOPS
  - SINK
  - UPPER AND LOWER CABINETS
  - STORAGE
  - WORK SURFACE
- PAINTED TRIM AND BASE MOLDING
- CUSTOM BRICK FLOORING

#### MASTER SUITE:

- 18x17
- RECESSED LIGHTING
- CEILING FAN WITH LIGHTING
- 2 DESIGNER BRONZE LANTERN PENDANTS
- 2 SINGLE WINDOWS
- 1 DOUBLE WINDOW
- GLASS EXTERIOR DOOR WITH PRIVATE ACCESS TO COVERED PATIO
- SITTING AREA
- CEILING AUDIO SPEAKERS
- TREY CEILING WITH CROWN MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING

- CARPET FLOORING
- “HIS AND HER” SEPARATE WALK-IN CLOSETS FEATURE:
  - FLUSH MOUNT LIGHT FIXTURE
  - BUILT-IN HANGING WARDROBES
  - BUILT-IN SHELVING
  - BUILT-IN SHOE RACK
  - PAINTED TRIM AND BASE MOLDING
  - CARPET FLOORING

#### MASTER BATH:

- RECESSED LIGHTING
- DESIGNER BRONZE LANTERN PENDANT
- DOUBLE WINDOW
- CEILING AUDIO SPEAKERS
- CUSTOM “HIS AND HER” DOUBLE VANITY FEATURES:
  - DESIGNER BRONZE LANTERN VANITY SCONCES
  - STAINED CABINETRY
  - GRANITE COUNTERTOP WITH HONED FINISH
  - SLATE STONE TILE BACKSPLASH
  - CUSTOM GLASS SEMI VESSEL SINKS
  - BRONZE FIXTURES
  - EXTRA STORAGE
- CUSTOM DESIGNED WHIRLPOOL TUB FEATURES:
  - SLATE STONE TILE SURROUND AND DECKING
  - CUSTOM GAS FIREPLACE WITH FLOOR TO CEILING DRY STACK STONE SURROUND
- CUSTOM DESIGNED WALK-IN SHOWER FEATURES:
  - RECESSED LIGHTING
  - GLASS ENTRY DOOR AND HALF WALL
  - SLATE STONE TILE SURROUND
  - BUILT-IN SHAVING SINK WITH MIRROR AND BRONZE FIXTURE
  - BUILT-IN BENCH SEAT
  - BRONZE SHOWER FAUCET
  - BRONZE HAND SHOWER
  - MULTIPLE BODY SPRAYERS
- PRIVATE TOILET ROOM WITH STAINED JOHNNY CABINET

## SECOND LEVEL OF THE HOME

### LANDING/LOFT:

- RECESSED LIGHTING
- 3 BALCONY'S OVERLOOKING GREAT ROOM, FORMAL STAIRCASE AND FOYER
- 2 STAIRCASES. ONE TO SECOND LEVEL BEDROOMS/LANDING, SECOND TO MEDIA ROOM
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING

### GUEST SUITE #2:

- 14x14
- OPEN TO "JACK AND JILL" FULL BATHROOM
- CEILING FAN WITH LIGHTING
- DOUBLE WINDOW
- WALK-IN CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING
- FULL BATHROOM FEATURES:
  - BRUSHED NICKEL 3-LIGHT VANITY FIXTURE
  - PAINTED VANITY WITH CULTURED STONE COUNTERTOP AND BRUSHED NICKEL FINISHES
  - PAINTED JOHNNY CABINET
  - SHOWER/TUB COMBINATION WITH BRUSHED NICKEL FINISHES
  - PAINTED TRIM AND BASE MOLDING
  - CERAMIC TILE FLOORING

### "JACK AND JILL" BATHROOM:

- OPEN TO GUEST SUITE #2 AND #3
- 2 FLUSH MOUNT LIGHT FIXTURES
- DOUBLE SEPARATE VANITIES FEATURE:
  - DESIGNER BRONZE VANITY LIGHT FIXTURES
  - PAINTED CABINETRY
  - CULTURED STONE COUNTERTOPS
  - BRONZE FIXTURES AND FINISHES



- STORAGE
- PRIVATE TOILET AND SHOWER AREA
- SHOWER/TUB COMBINATION
- LINEN CLOSET
- PAINTED TRIM AND BASE MOLDING
- TRAVERTINE STONE TILE FLOORING

GUEST SUITE #3:

- 14x13
- OPEN TO “JACK AND JILL” FULL BATHROOM
- CUSTOM CHANDELIER
- FLUSH MOUNT ENTRY LIGHT FIXTURE
- DOUBLE WINDOW WITH ARCHED TRANSOM
- VAULTED CEILING
- DOUBLE DOOR WARDROBE CLOSET
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

GUEST SUITE #4:

- 14x14
- OPEN TO PRIVATE BATHROOM
- DOUBLE WINDOW
- WALK-IN CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- CARPET FLOORING
- FULL BATHROOM FEATURES:
  - RECESSED LIGHTING
  - BRONZE VANITY LIGHT FIXTURE
  - VANITY (STAINED CABINETRY, GRANITE COUNTERTOP, STORAGE)
  - STAINED JOHNNY CABINET
  - SHOWER/TUB COMBINATION WITH TILE SURROUND
  - PAINTED TRIM AND BASE MOLDING
  - TRAVERTINE STONE TILE FLOORING

### GUEST BEDROOM #5/GAME ROOM:

- 19x14
- CEILING FAN WITH LIGHTING
- FLUSH MOUNT LIGHT FIXTURE
- SINGLE WINDOW
- WALK-IN CLOSET / DECKED ATTIC STORAGE SPACE
- SITTING AREA
- VAULTED CEILING
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

### MEDIA ROOM:

- 22x20
- ACCESS FROM 2<sup>ND</sup> STAIRCASE
- RECESSED LIGHTING
- DOUBLE WINDOW
- INSULATED WALLS
- CEILING AUDIO SPEAKERS
- VAULTED CEILING
- PAINTED TRIM AND BASE MOLDING
- CARPET FLOORING

### DETACHED GUEST HOUSE:

- 700 SQUARE FEET WITH OPEN FLOOR PLAN
- LOCATED ABOVE DETACHED GARAGE
- FEATURING:
  - LIVING ROOM
  - KITCHENETTE
  - BEDROOM SUITE
- LIVING ROOM:
  - CEILING FAN WITH LIGHTING
  - RECESSED LIGHTING
  - PAINTED TRIM AND BASE MOLDING
  - CARPET FLOORING
- KITCHENETTE:

- STAINED CABINETRY
- SOLID SURFACE COUNTERTOPS
- DOUBLE SINK
- SPACE FOR OVEN/STOVE
- MINI REFRIGERATOR
- EXTRA STORAGE
- BREAKFAST AREA
- BEDROOM SUITE:
  - OPEN TO PRIVATE BATHROOM
  - CEILING FAN WITH LIGHTING
  - DOUBLE WINDOW
  - VAULTED CEILING
  - WALK-IN CLOSET
  - PAINTED TRIM AND BASE MOLDING
  - CARPET FLOORING
  - FULL BATHROOM FEATURES:
    - VANITY (BRONZE VANITY 3-LIGHT FIXTURE, STAINED CABINETRY, TRAVERTINE TILE COUNTERTOPS)
    - SHOWER/TUB COMBINATION
    - PAINTED TRIM AND BASE MOLDING
    - CERAMIC TILE FLOORING

### EXTERIOR AREAS OF HOME

- ST. VALERY DOWNS SUBDIVISION
- BRICK AND SIDING EXTERIOR
- ARCHITECTURAL SHINGLE ROOF
- COPPER DORMER VENTS
- BRONZE LANTERN LIGHT FIXTURES
- ACCENT LANDSCAPE LIGHTING
- 4-CAR GARAGES, 2 CAR ATTACHED SIDE ENTRY AND 2 CAR DETACHED EXTRA DEEP WITH HALF BATH AND WALK IN CLOSET (OWNERS HAD PLANNED TO CONVERT BACK PORTION OF DETACHED GARAGE TO FINISHED POOL HOUSE). STAIRS TO GUEST SUITE IN BACK CORNER OF GARAGE.
- COVERED FRONT PORCH FEATURES:
  - ARCHED ENTRY
  - BRONZE LANTERN SCONCES

- RECESSED LIGHTING
- BUILT IN AUDIO SPEAKERS
- BEAUTIFUL STAINED CEILING
- CORINTHIAN AND DORIC COLUMNS
- COPPER ROOF
- SITTING AREAS
- BRICK FLOORING
- PORTICO FEATURES:
  - ACCESS TO LAUNDRY/MUD ROOM FROM POOL
  - IRON LANTERN PENDANT
  - ATTACHED TO PATIO AREA FOR EXTRA OUTDOOR SEATING
  - OPEN TO POOL DECK AND YARD
- COVERED VERANDA FEATURES:
  - ACCESS TO GREAT ROOM AND MASTER SUITE
  - OPEN TO POOL AND YARD
  - 2 CEILING FANS WITH LIGHTING
  - BUILT IN AUDIO SPEAKERS
  - SITTING AND DINING AREAS
- NEW IN GROUND SALTWATER POOL FEATURES:
  - OPEN TO PORTICO AND COVERED VERANDA
  - DIVING BOARD
  - MULTI COLORED LED LIGHTING
  - LOUNGE AND DINING AREAS
  - STAMPED AND STAINED CONCRETE SURROUND
- FULLY FENCED PRIVATE BACKYARD
- IRRIGATION
- LARGE MANICURED LAWN
- PROFESSIONALLY LANDSCAPED

AGENCY DISCLOSURE: PORTFOLIO LUXURY REAL ESTATE IS THE AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED ON THIS INFORMATION SHEET. ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, NO WARRANTY OR GUARANTEE IS MADE AS TO THE ACCURACY OF THE INFORMATION.