



LIVE TO THE FULLEST AT  
*Villa Arezzo*

Enjoy panoramic views of Lake Siena, Lake Apopka, the Faldo Championship Golf Course and even Downtown Orlando from the hilltop in the exclusive gated community of Bella Collina.

The luxurious golf front “Villa Arezzo” is located on the 18th fairway and is only a few steps from the stunning Tuscan design Clubhouse. This spectacular 4-level home is enriched with rustic, plank hardwood floors, warm tones and rich detailing; and includes: Main living area adorned with wood details, windows and breathtaking views. Gourmet equipped kitchen with stylish custom cabinetry, granite countertops, walk-in pantry and top-of-the-line appliances. Wine cove.

Executive office for two. Master retreat on top floor with sitting area, fantastic views, morning kitchen, two private patios, exquisite master bath and large walk-in closet. 2 bedroom suites with full bathrooms. 2 half baths. 4-level elevator. Activity room. Fully equipped media room with built-in audio/video in the basement. Outdoor covered patio with fireplace. Landscaped terrace with water fountain. 2-car garage plus separate golf cart garage.

Additional high quality features include: Wireless integrated systems. Generator system. Lutron lighting. Double pane Andersen windows and doors. Exterior doors with 3-point locking system.

Solid concrete tilt walls. Automatic mosquito repellent system for porch and terrace.

And much more. Contact us today to schedule an exclusive showing.

**REALTY10 LUXURY HOMES**

PO Box 686, Windermere, FL 34786

407-909-8000 • [www.Realty10.com](http://www.Realty10.com)

For more information visit: <http://16126Tivoli.Realty10.com>

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Irma G. Yapor, *Broker/Owner*



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MEDIA # C07-0468-438A

FIRST FLOOR PLAN

First Floor: 1903 SF  
 Second Floor: 1416 SF  
 Third Floor: 986 SF  
 Basement: 563 SF  
**TOTAL Living: 4868 SF**  
 Under Roof: 5839 SF



BASMENT LEVEL



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SECOND FLOOR PLAN



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THIRD FLOOR PLAN

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## EXTERIOR FEATURES

- Solid, concrete tilt walls on 1st floor
- Combination of solid concrete tilt walls and wood construction on 2nd and 3rd floors
- Two-car garage with additional golf cart garage; built-in storage cabinets, sink cabinet with stainless steel sink and faucet in garage
- Concrete barrel tile roof
- Andersen double paned, insulated, wood windows with vinyl-clad exterior frames
- Andersen vinyl-clad exterior doors
- Rear balcony off 3rd floor Owner's Suite overlooking the golf course with hill-top views looking down on Lake Sienna and Lake Apopka
- Castle-style, arch-top front entry door made of iron, 8'0 in height
- Exterior architectural features made of cast stone for window sills, moldings, corbels and columns
- Exterior facade stone made from natural fieldstone imported from Colorado
- Covered rear patio with gas fireplace lined with cast stone columns; exterior ceiling finished with tongue & groove stained wood made of cypress
- Side courtyard with unique water feature and natural gas connection for portable BBQ grille. Portable BBQ grille included.
- Rear patio flooring consisting of Travertine stone pavers
- Front entry porch flooring consisting of Travertine stone pavers
- Side courtyard flooring consisting of Travertine stone pavers
- Brick pavers for driveway and walks
- 15 KW Briggs & Stratton Standby Generator
- Landscaping with in-ground sprinkler system

## INTERIOR FEATURES

- Ceiling heights: 12' on 1st floor, 9'0 on 2nd floor, 10' on 3rd floor, 9'0 in basement
- Residential Room-Finished 4-Level Elevator
- Interior staircase with solid wood treads, wood risers, and decorative wrought iron stair railing
- Minimum 7-1/4" crown molding and 9" baseboard throughout home
- Stained wood casing around all doors and windows in home
- Custom built-in entertainment center in Family Room made of stained wood
- Custom built-in bookcases, computer desk space, and filing drawers in Study made of stained wood
- Two "disappearing" sliding glass Nana doors that open from Family Room to Patio
- Wine Cove located next to Kitchen with custom stained, mahogany wood wine bins and undercounter wine and beverage refrigerator
- Wet bar with granite countertop located in Butler's Pantry next to Wine Cove with antique copper bar sink and Rohl decorative faucet
- State-of-the-art Home Theater located on the basement level
- Wet bar with granite countertop located in Home Theater with black cast iron sink, Kohler decorative faucet, and undercounter refrigerator/icemaker
- Entire 3rd floor houses the Owner's Suite, which contains the Master Bedroom, Master Bath, and Master Closet
- Custom built-in bookshelves and T.V. cabinet in Master Bedroom made of stained wood
- Custom built-in shelving in Master Closet with additional fold-out ironing board
- Morning Kitchen located in Master Bedroom with granite countertop, cast iron sink, Rohl decorative faucet, and undercounter refrigerator/icemaker
- Multi-purpose Activity Room located on 2nd floor with convenient wet bar with granite countertop, antique copper sink, decorative Rohl faucet and undercounter refrigerator
- Custom ceiling treatments in the Family Room, Dining Room, Study, and 2nd floor Activity Room
- Travertine stone flooring in the Kitchen
- Hand-scraped, custom-stained, wide plank pine wood flooring in the Family Room, Dining Room, Study, Foyer, 2nd floor Activity Room and Halls, Stair Landings, and 3rd floor Master Bedroom and Closet
- Carpet in Guest Bedrooms and Home Theater
- Ceramic Tile flooring in the Master Bath, Guest Bathrooms, Home Theater Powder Bath, and Laundry Room

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Irma G. Yapor, Broker/Owner



### INTERIOR FEATURES *(continued)*

- Slate flooring in the Butler Pantry & Wine Cove, granite tile flooring in the 1st floor Powder Bath
- Solid core doors throughout home, combination of stained wood and solid core painted
- Laundry Room equipped with Whirlpool Duet steam washer & dryer, sink, Fold-out ironing board, and hanging area
- Faux painting on all interior walls, old world plaster finish on Master Bedroom walls

### KITCHEN

- Stained, cherry wood kitchen cabinets in extended 42" length; Granite countertops; Walk-in Pantry; Undercounter lighting throughout
- Center Island cabinetry made of stained maple wood with secondary sink and Rohl decorative faucet
- 42" Subzero refrigerator with dispenser and cabinet panel
- Dacor 36" 6-burner gas cooktop; Dacor 30" warming drawer; Dacor 30" double wall oven; Dacor built-in microwave oven
- Miele dishwasher with cabinet panel
- Large, cast iron, farmhouse kitchen sink with disposal
- Rohl high arc kitchen faucet with soap dispenser

### BATHROOM FEATURES

- Powder Bath on 1st floor with furniture-style vanity, granite top, Kohler high arc faucet, granite tile flooring, and golden faux finish on the walls
- Powder Bath located in basement by Home Theater with stained wood cabinet, unique bowl sink, wall mounted Kohler faucet, tile flooring and captivating rusted bark faux finish on the walls
- Guest Bath #1 on 2nd floor with vanity made of cherry wood, granite top, two lavatory sinks, porcelain tile on shower floors and walls with decorative trim band, and framed mirror above the vanity
- Guest Bath #2 on 2nd floor with vanity made of rustic alder wood, granite top, large soaking tub, porcelain tile flooring with decorative onyx inlays, and framed mirror above the vanity
- Master Bath Features: Oval Jetted Tub surrounded by custom stained wood paneling; His/Hers raised vanities made of cherry wood; Granite vanity tops; Shower with hand-held shower head, and ceiling mounted rainfall shower head, porcelain tile on shower floors & walls with Travertine design inlays; Private water closet area
- Kohler or Rohl designer faucets and plumbing fixtures in all bathrooms

### ENERGY FEATURES

- Two (2) air conditioning units for zoning upstairs and down; 13+SEER
- Tankless hot water heater dedicated to Master Bath
- Expandable foam insulation around all windows and openings in exterior walls
- R-13 wall insulation; R-30 ceilings; and R-22 for sloped ceilings
- 15KW Standby Generator

### SPECIAL LIGHTING, AUDIO, AND STRUCTURED WIRING FEATURES

- Digital Home Theater system with theater screen, projector, surround sound speakers, DVD player, lighting, and remotes
- Whole house audio system pre-wired throughout the Home and on rear covered patio with speakers in the Dining Room, Family Room, Kitchen, Master Bedroom, Master Bath, and Activity Room
- Vizia RF Lighting Control System with multiple keypads, scene controller, 50 dimmable lights, program timer, and remote
- Outdoor landscape lighting on exterior of home
- Structured network wiring system throughout home for data transmission
- Security system hard wired to doors and windows with keypad, motion detector and natural gas detector
- Central vacuum with multiple vac pans

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