



The Luna Lite

Permitting on Lake front Lot 74 Apopka and Lot 352 Lake
Sienna

5 en-suite | 6 bath | 4 car garage 5,275 sq. ft.

Front Entry

- ✦ Expansive Foyer overlooking Great room
- ✦ Custom entry door
- ✦ Grand staircase in foyer
- ✦ Tray ceiling
- ✦ 23-foot-high grand entry
- ✦ 12 ft. ceilings in main living areas and Master

Kitchen

- ✦ 12 ft. ceiling with tray
- ✦ Speakers
- ✦ Custom wood cabinets with soft closing
- ✦ Large double Island with seating
- ✦ Rich quartz countertops
- ✦ LED under counter lighting
- ✦ Tile back splash

- ✦ Tile flooring
- ✦ Wolf/Subzero Appliance package
- ✦ Double Oven
- ✦ Dishwasher
- ✦ Walk in pantry
- ✦ Butlers' pantry with cabinetry and storage

Laundry room

- ✦ Sunny laundry room with natural LED lighting
- ✦ Sink with granite tops
- ✦ Washer/dryer included
- ✦ Custom cabinets with soft close

Great room

- ✦ 12 ft. unique beam ceiling details
- ✦ Surround sound prewire
- ✦ Ceiling detail
- ✦ Designer fan and lighting package
- ✦ Natural-light Great room with view of pool
- ✦ Spills off kitchen and dining for natural flow while entertaining guests
- ✦ Heavy duty PGT 10ft. high sliders with insulated glass
- ✦ Tile flooring

Primary Bedroom

- ✦ Expansive walk-in closets
- ✦ Expansive window onlooking Pool area

- ✧ Exterior door access to Lanai
- ✧ Designer fan and lighting package
- ✧ Wood flooring

Master Bathroom

- ✧ Oversized shower with seat, handheld shower, rain head, custom frameless glass enclosure
- ✧ Free-standing soaker tub
- ✧ Natural light
- ✧ Double Vanities, undermount double bowls with separate makeup area
- ✧ Soft close cabinetry
- ✧ Designer lighting
- ✧ Tile flooring

Primary Closets

- ✧ Expansive his and hers walk-in closets
- ✧ Soft close cabinetry
- ✧ Textured wood finish
- ✧ LED lighting
- ✧ Washer/Dryer
- ✧ Ample shoe storage

Study/ Suite 5

- ✧ Walk in closet with additional storage
- ✧ Full en-suite bath

- ▲ Wood flooring
- ▲ Custom cabinetry with soft close and ample storage
- ▲ Ceiling fan

Upper Living

3 Upstairs En- Suite Bedrooms

- ▲ Full bathes with frameless enclosures
- ▲ Walk in closets
- ▲ Suite 2-3 feature rear balcony access
- ▲ Ceiling fan
- ▲ Lush carpet

Game room/ Upper living

- ▲ Wood flooring
- ▲ Custom bar area with Microwave, refrigerator, and sink
- ▲ PGT slider with access to rear balcony
- ▲ Ceiling speakers
- ▲ Designer fan and lighting package
- ▲ Optional washer and dryer

Pool

- ▲ Design TBD
- ▲ Salt water filtration
- ▲ Heated pool & spa
- ▲ Full automation with phone control

Outdoor living

- ✧ Large covered lanai perfect for Outdoor dining
- ✧ Retractable screens
- ✧ Mosquito misting prewire
- ✧ Artificial turf
- ✧ Summer kitchen
- ✧ Full Pool bath
- ✧ Pool storage closet
- ✧ Outdoor shower

Exterior Amenities

- ✧ Designer color tile roof
- ✧ Stained wood details
- ✧ Front courtyard with sitting area
- ✧ Dog park/Garden off Study
- ✧ Smart irrigation system
- ✧ Zoysia grass
- ✧ Aluminum fencing
- ✧ Unique smooth stucco finish

Energy Saving

- ✧ Energy saving foam insulations in block walls.
- ✧ Icynene Foam throughout including garage and outdoor areas
- ✧ PGT double pane insulated glass over-sized windows
- ✧ Nest thermostats or similar
- ✧ Energy saving L.E.D Bulbs throughout
- ✧ High efficiency zoned heat pumped system
- ✧ Double-pane glass exterior doors

- ⤴ High efficiency appliances

Garage

- ⤴ 4 car garages
- ⤴ Air conditioned 1 car Garage/Exercise
- ⤴ insulated garage doors
- ⤴ Outlet for Electric car

Additional Features

- ⤴ Entertainment centers
- ⤴ Automation ready
- ⤴ Lighting control ready
- ⤴ Security cameras prewire
- ⤴ Multi zone A/C
- ⤴ Custom-closet systems throughout
- ⤴ Soft-close cabinet and drawers
- ⤴ Security system
- ⤴ Frameless shower enclosures
- ⤴ Designer tile detailing and all showers
- ⤴ Heavy door hardware
- ⤴ Instant hot water at all locations

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