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## *floor plans*

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## *Sterling Oaks*

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The wide-hipped roof, classic columns and sweeping arches of the front façade proudly announce this home as a solid and stately estate. Once under the porte-cochere, family and friends are embraced by a dramatic entry and led into a grand interior, where stately columns and dramatic arches are repeated throughout. A stunning view of the regal living room is enjoyed from a multipurpose loft on the second level, which also boasts two complete guests suites and two decks. Downstairs, a fabulous family arena and a magnificent master suite offer amenities galore.

H A R B O R S I D E C U S T O M H O M E S





*The fireplace is the star in this ultra-elegant living room, with its richly carved mantle and two-story stone chimney.*





R O M A N T I C

*european elegance*



Renaissance influence is evident in this Italianate-style Mediterranean villa, and the decorative details of the façade — columns, arches and balustrades — are mirrored inside in a myriad of forms.

Rooms flow freely from one to another, and each has sweeping views of the dramatic outdoors. The kitchen is the heart of the family space, its curved serving bar ample enough for breakfast, homework or a generous buffet. The stepped ceiling over the center island defines a space within a space.

The sumptuous dining room highlights the European flair of the home with a graceful arched ceiling, built-in buffet with arching mirror, and dramatic arched windows. Situated between the kitchen and living room, it offers the ideal ambience for elegant dining.





*PHOTO ABOVE : The comforts of home meet the great outdoors when the retracting glass walls of the leisure room are opened to embrace a breezy verandah.*

*PHOTO LEFT : A grand porte-cochere offers guests an imperial welcome and shelter from the elements. The regal front doors lead to a soaring foyer with limitless views.*









S T U N N I N G  
*sophistication*

This home is all about spaces that break the boundaries of traditional living and entertaining. A stunning living room takes center stage, with a soaring, curved and coffered ceiling and a spectacular, twenty-two-foot bowed glass wall. Outside, a koi pond nestles against the sweep of glass, lending an exotic air to the verandah.

Central to the family arena is the leisure room, kitchen and breakfast nook. All punctuated with stepped ceilings, this core for family gatherings and grand entertaining flows effortlessly together and offers connection to the verandah via mitered glass windows and disappearing glass walls.

The living room is nothing short of pure drama. A two-story fireplace and second-floor balcony frame dramatic patio views, while a wet bar services both the living room and breakfast nook.







PHOTO ABOVE: *Elegant arched windows form a cozy sitting area, while a stepped ceiling adds height and sophistication.*



PHOTO RIGHT: *Custom cabinetry and gleaming marble provide a showcase for the master garden tub and walk-in shower.*



