

# SIMONINI



## 2113 Brandon Circle

PRICE	\$2,797,500
BEDROOMS	5
BATHROOMS	5.5
SQUARE FOOTAGE	4,161

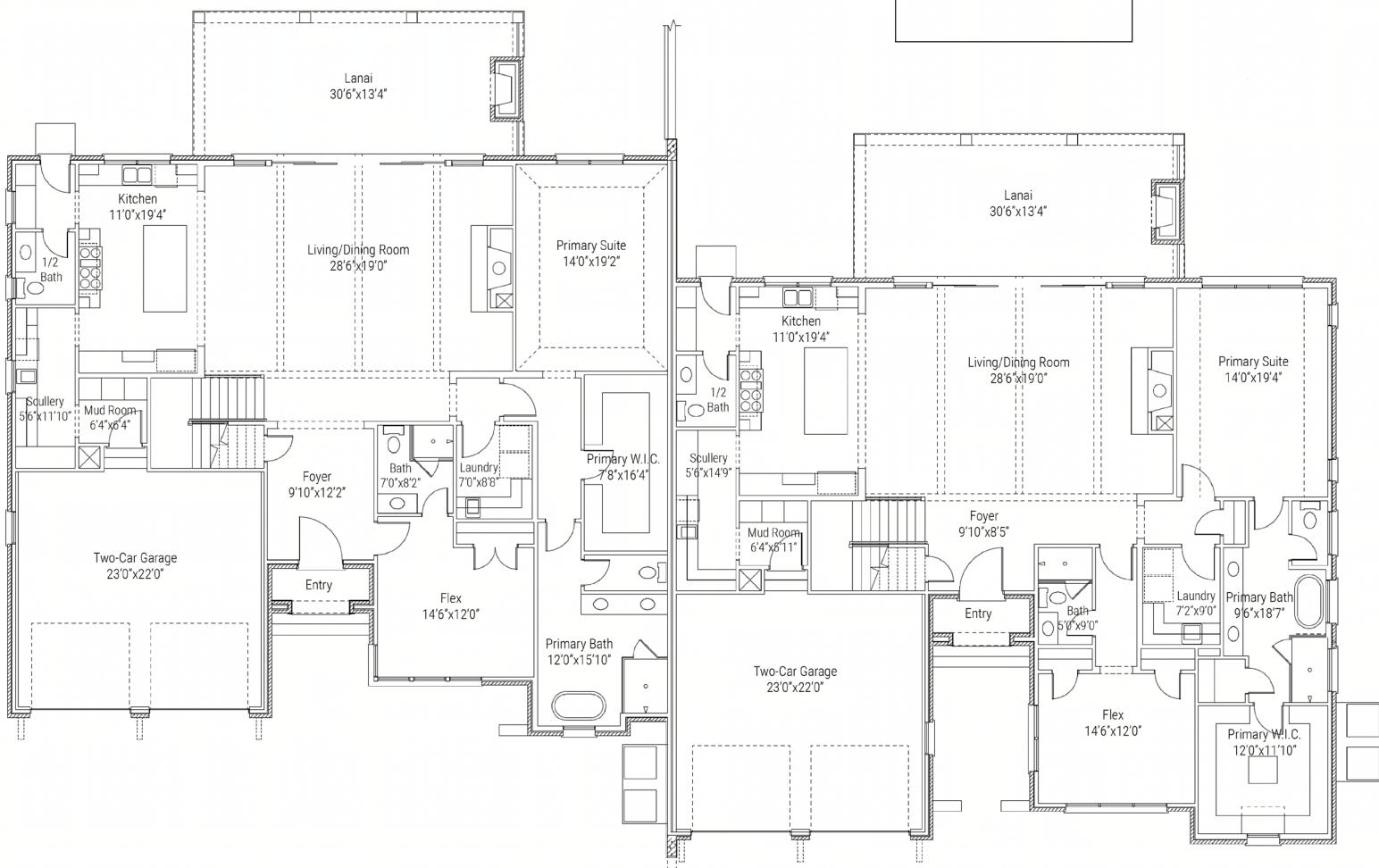
## 2117 Brandon Circle

PRICE	\$2,622,000
BEDROOMS	5
BATHROOMS	5.5
SQUARE FOOTAGE	4,127

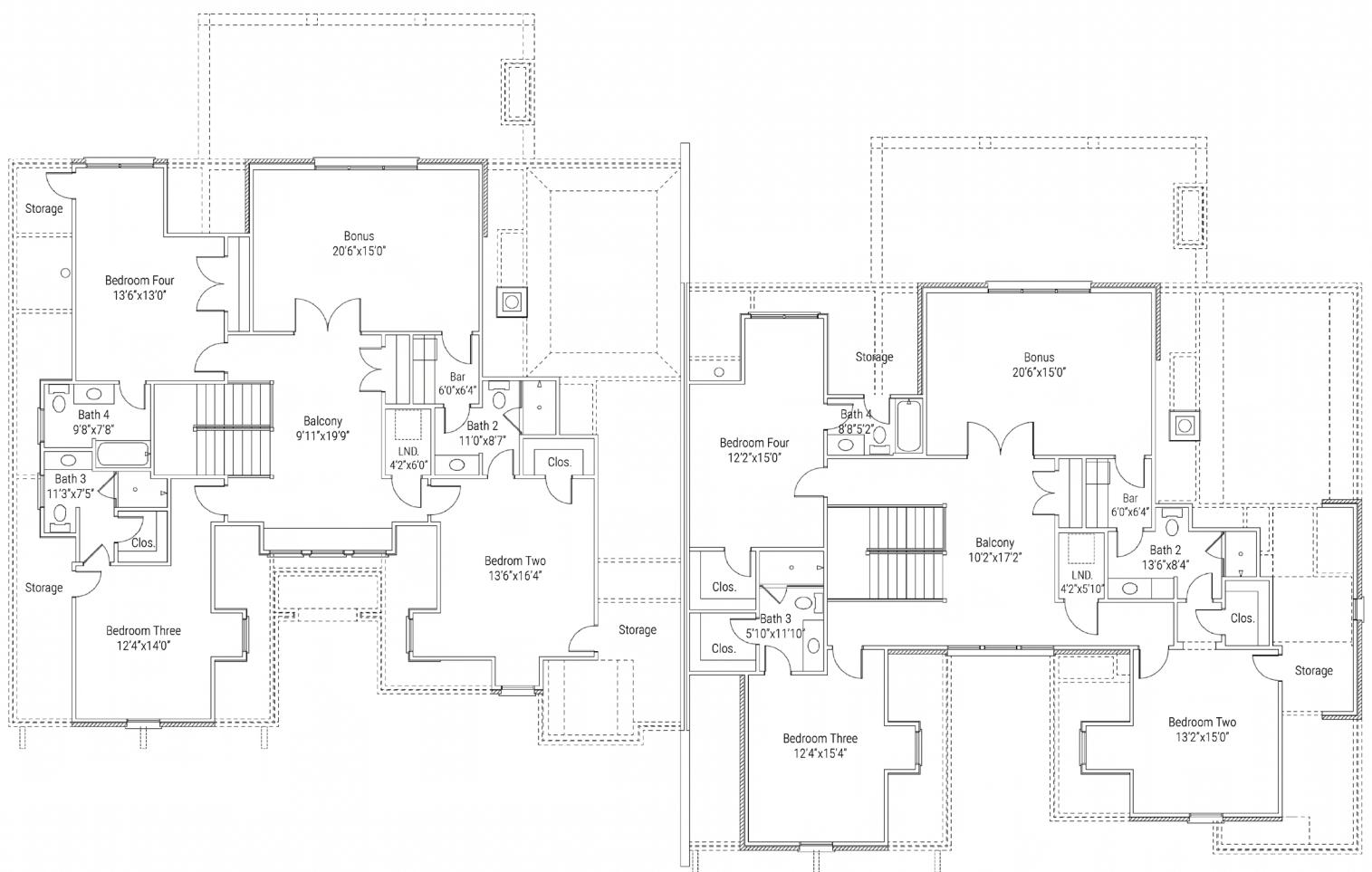
# FIRST FLOOR

Pool Included

Optional Pool



## SECOND FLOOR



# SIGNATURE FEATURES

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## INTERIOR LIVING FEATURES

- Heat & Glo 42" gas fireplace with pre-cast surround and hearth
- Contemporary trim package with painted box beams in Great Room and a tongue-and-groove ceiling detail in kitchen
- Engineered 6.5" hardwood flooring throughout main living spaces
- V-groove accents, built-in window seat, and detailed wall treatments in mudroom and scullery

## GOourmet KITCHEN & SCULLERY

- Wolf 48" Dual Fuel Range with Griddle
- 48" Sub-Zero refrigerator
- Bosch dishwasher
- Sharp drawer microwave
- Wolf built-in coffee system
- 24" Dual Zone Wine Refrigerator
- Polished nickel pot filler and bridge-style kitchen faucet
- Apron-front cast iron sink

## SPA-INSPIRED PRIMARY BATH

- Frameless glass shower enclosure
- Handheld shower on slide bar
- Tub filler with handheld sprayer
- Double vanities with integrated sinks
- Sconce cuts designed for mirror-mounted lighting

## WINDOWS & DOORS

- Sierra Pacific aluminum-clad windows
- Clark Hall custom steel front door
- Solid core doors throughout. 8' doors on main level and 7' on upper level

## CUSTOM CABINETRY UPGRADES

- Glass-front display cabinets flanking kitchen window
- Roll-out shelving in scullery
- Added cabinetry in mudroom, laundry, upper bar, and powder room

## LAUNDRY & SECONDARY SPACES

- Pull-down faucets and custom sinks in both laundry room and scullery
- Downstairs guest bedroom/flex room can be ideal for office or exercise room
- Upper-level bar includes a 24" beverage center

## OUTDOOR LIVING

- Gas-burning covered porch fireplace with custom white oak mantle
- Patterned bluestone porch surfaces in a classic Ashlar layout
- Bahama shutters for privacy
- Brick Privacy Walls

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WEEZY PARSONS

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The logo for Simonini, featuring the word "SIMONINI" in a bold, serif font. A large, stylized letter "S" is positioned behind the word, partially overlapping it.

ANGELA BUTLER

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