Plan ONE-R
APPROX. 4,374 SQ. FT

- Single Story
- Courtyard with Fireplace and Stairs
- Guest Room
- Formal Dining Room
- or with Courtyard Access
- at Room with Fireplace and Media Niche
- Den with Breakfast Bar Island and
  k-In Pantry
- Sky and Sun Room off Kitchen
- Covered Patio off Nook
- Office/Study
- 1st Floor with Private Bath and Wet Bar
  ve Parlor
- Secondary Bedrooms each with Private
  ensuite and Walk-In Closet
- Master Bedroom Suite with Sitting Room,
  k-In Closet, Separate Tub and Shower,
  ity and Dual Sinks
- Bathrooms
- Room above Master Bedroom
- laudry Room with Sink and
  en Storage
- ar Garage
One smile deserves another,
and your family will be
all smiles at Messina.
2 STORY WITH GRAND STAIRCASE

REAR COURTYARD WITH COVERED LOGGIA

1 FIREPLACE

FORMAL DINING ROOM WITH BUTLER'S PANTRY

1 WINE ROOM WITH OPTIONAL BUILT-IN

FORMAL WITH OPTIONAL ACCESS TO LOGGIA

SERVING ROOM WITH FIREPLACE AND ACCESS TO COVERED LOGGIA

NOLLY ROOM OFF KITCHEN

CHEF WITH BREAKFAST BAR ISLAND AND 2 PANTRIES

OK WITH CABINETRY

ST FLOOR GUEST ROOM WITH PRIVATE BATH

1 PATIO (ELEVATION B)

SECONDARY BEDROOMS ON SECOND FLOOR WITH PRIVATE BATH AND WALK-IN CLOSET

MASTER BEDROOM SUITE WITH RETREAT, DECK, 2 WALK-IN CLOSETS, SEPARATE TUB AND SHOWER, VANITY AND DUAL SINKS

3 BATHROOMS

3'S LIBRARY

ST FLOOR LAUNDRY ROOM WITH SINK

2-CAR GARAGE

PLAN ALTERNATES:

OPTIONAL HOME OFFICE/GYM OR MASTER WITH PRIVATE GYM AT BEDROOM 4

OPTIONAL OUTDOOR BAR AREA AND STORAGE - BAY GARAGE
The world of luxury living is yours to explore at Messina...
3-Story with Separate Staircases at Entry

Family Room

lor with Fireplace and Optional

utyard Access

nal Dining Room with Butler’s Pantry

Tasting Room with Optional Built-In

rery

ily Room with Fireplace and

ia Niche

hen with Breakfast Bar Island and

k-In Pantry with Extra Service Space

den Breakfast Room with Covered

gia

ioor Bedroom 5/Guest Room with

eate Bath

econdary Bedrooms on Second Floor,
h with Private Bathroom and Walk-In

set

ter Bedroom Suite with Dual Walk-In

sets, Separate Tub and Shower, Vanity

Dual Toilets and Sinks

Bathrooms

ind Floor Laundry Room with Sink

ar Garage

plan Alternate:

ional Loft at Bedroom 2
Sophistication on a grand scale... Taste it at Messina.