

FEATURE SHEET

421 Grey Oak Drive • The Villages, MO

This home is an architectural jewel. It was custom designed by the homeowners and Wayne Thomas and was built by Bruce Allison. It offers a sustainable design on a true estate sized lot. The property offers almost two acres and nearly 248 feet of shoreline. A most ideal setting within the coveted Villages subdivision in the Villages Eagle Cove.

Upon arriving at the home, you will be impressed by the Grandeur this home offers. The home sits on the lot beautifully. The road frontage allowed for a large circular drive with two oversized two car garages on each side of the home. This is perfect for when all your guests come to enjoy the lake.

The landscaping is lush and beautiful. The gorgeous stacked boulders are terraced throughout the yard and the cart path to the dock is an added bonus.

This luminous residence has the most impressive exterior and the fretwork that greets you at the front door offers a majestic entrance. Note the master craftsmanship as there are no bolts, nails or screws-all complete with dowel fittings, perfectly balanced, requiring a perfect cut and fit and installed with a crane. Once opening the Tavern Creek double entry door system take note of the ceiling heights from 26 ft in the entry and great room to 12 feet in the master bedroom and hearth room. The engineering on the home was designed so that the interior is supported by the perimeter walls allowing the floor plan to be airy and open.

Specific features to take note of when viewing this home:

Roof system is a simulated slate with a rubberized finish which is considered a lifetime composite by DaVinci. Notice the metal accent roofs over the garages and bow bay.

Real Stone and the EIFS system were completed and maintained by Barber Stucco.

Tavern Creek Front Entry Double Door (2 ¾ inches thick) - in knotty alder that is distressed and glazing for accent. Note: All interior doors are Tavern Creek and 1 ¾ inch.

The impressive circular driveway that offers ample parking and the two separate oversized two car garages (the one on the right- offers a huge storage area above the garage.) This space offers multiple purposes. This could be finished as a 7th bedroom or studio apartment. The landscaping is mature and the stacked boulders terracing not only in the front but along the lakeside as well.

The Lakeside decks have just been completely redesigned by Bruce Allison Construction. The deck now a no-grout decking system with a roofing membrane with weep holes that drain to the cooper soffit piece/guttering system. (see agent for more explanation).

Flooring: Every inch of this home was impeccably designed. The flooring offers 24-inch travertine with stone cut inlays laid on diagonal through the main living areas.

Windows/Doors: Triple locking Anderson Doors and Anderson windows. These are Custom windows throughout with impressive mill-work. Window-treatments are included.

Specific Features in the main level: Note the columns are boxes with cabinet quality alder and have stone bases to continue the stone & wood theme.

All finishes were hand selected and upgraded fixtures

Fireplaces: Multiple gas fireplaces throughout- In the great room the 16 ft pre-cast limestone fireplace has a faux finish that complements the décor and colors within in the home.

Hearth Room: The details and circular design of the ceilings make this the perfect room for reading, watching your favorite movie and enjoying the fireplace on cold winter days. It has direct access to the octagon newly screened porch that leads to the spacious open deck. Take note of the private “grill” deck- which allows easy access from the kitchen. A gas hook-up is available to create your own outdoor kitchen.

The Kitchen: Here you can create your own culinary design in the gourmet kitchen that is sure to pamper your inner chef. Specifically located to have easy access to the formal dining area and breakfast nook. Specific features include: Custom cabinets, double stacked granite, two large islands, Additional prep sink, Uline refrigerator/icemaker, Uline wine cooler, Miele dishwasher, Wolf six burner dual fuel stove, and SubZero Refrigerator/freezer. The custom-built Alder cabinet over the cooktop with multiple moldings and trim pieces truly sets off the kitchen. Butlers bar was specifically designed for entertaining. Large walk-in pantry and additional storage pantry with slide-out shelves.

Formal Dining Room: Perfect for dinner parties. Take note- you can turn the table into the open foyer some and have room to seat 12+ guests.

The Alluring Master Suite: It features a tranquil, distinguished private haven. It offers a stone fireplace and a serene setting. (note the sliding enclosure with EnkoBold decorative wood accent which houses the TV). Large walk-in closet complete with custom shelving, drop down clothes assembly for off season clothes, several built-ins and washer and dryer. Note: take the stairs to the private gym up above. This room offers a separate heat & air. (this area is the 6th bedroom. Could also be a 2nd office, craft room, art studio, etc.).

Master Bathroom: The countertops are double stacked granite. Note the windows above both vanities letting natural light come in. Dressing table with adjoining beverage bar. Enjoy the Air Jetted tub and also the walk-in tiled two-person shower with multiple heads. It offers temperature controls and instant hot water with the circulating pumps. Large water closet. Extensive tile work throughout.

Private Office: Stunning Lake View, Additional shelving, impressive wainscoting, custom built-ins (with a built-in computer station), custom paneling, intricate grass wallpaper, and the ceilings are coffered which offers a tooled leather look.

Lower Level:

When going to the lower level you are greeted by the dramatic custom stairway. Specific features are: Hand carved wood with oversized railings, extra wide stairway, library paneling, low lights on the stair treads and all reveals match the doors.

Family Room/Entertainment Room:

You will be thrilled to see the 10-12 ft ceilings complete with several sitting areas, game table and pool table area and the elegant full bar/2nd kitchen. The design of the bar area is complete with custom cabinets that is gold flaked with a crackle finish to the columns and cabinetry. Appliances include: icemaker, trash compactor, dishwasher, microwave, cook top, and full-size refrigerator. Enjoy the whole house music/audio/visual system for this level with a 73-inch built in TV.

Additional Guest Suites: A total of 4 Guest Bedrooms- all en-suites. All Suites are lakeside facing with private access to the Large covered deck. Custom bathrooms in each -offering a uniqueness for guests to enjoy. (All custom showers & tubs with walk-in closets). All Guests Suites have unique coffered ceilings in each bedroom.

Computer/Work Station Area for guests use.

Half Bath that offers outside access to the pool guests and easy access from the dock.

The Outdoor Oasis: Lakeside living it where it's at. Spend quality time outdoors underneath the gazebo which has copper caps on the roof, a black granite topped entertainment cabinet with fresh water, beverage refrigerator and extra storage, The self-cleaning salt water pool is 40 feet long, gas heated with a kidney shape that has a set of circular steps and sitting bench at one end. The spa seats eight, is fresh water and electric heat. Enjoy the tranquil waterfall that drops into the pool from the spa area. Specific features are the random set stone floors in the pool deck area, plus the pebble stone trim at the spa and along the stair risers.

The easy access to the dock offers direct from the golf cart path if one chooses. You can house your Gator or golf cart in the special utility garage.

Electronics Package: The home features a state-of-the-art smart-home Control 4 system allowing you to command security, Lutron lighting and sound system from your phone or tablet. It's a fully automated system: including security system-complete with cameras and temperature control- sound as well. Professional layered lighting installed on each level. The security and home automation are annually monitored by a third-party vendor.

Garages: Both are oversized, have easy to clean epoxy floors, fully insulated, have access to hot & cold water and a slop sink.

Additional Specific Features: 800-amp service at the house, 200-amp service at the dock, Pool/Spa equipment is stored below the gazebo. The roof system is supported by wood slatted rafters for additional strength. Custom made window treatments-plus sun shades in every room. Orientation of the home was placed specifically on the lot-being South/West for perfect sun/shade throughout the day. Deep water- even when Ameren Draws the lake down in the Winter. Whole House Sprinkler System. This home offers 4 HVAC zoned system. 2 sets of washer & dryers. Please take note that almost each room has unique detailed ceiling work. All bedroom closets have automatic lights. Under the stairs there is a "secret" room: great for storage or a quick place to store a valuable that is hidden. It could even be a child's play area.

This home is truly one of kind. It was built for the most discriminating buyer and is ready for its new owners. Please have your agent contact the listing agent for more details and for your private showing today.