

SHOWCASE HOME | SOPHIA

Street Address: 14026 Bastille Street

A/C Sq. Ft.: 2846

Bedrooms: 3

Bathrooms: 3.5

KOLTER HOMES®



ELEVATION: C



HOMESITE: 1.003

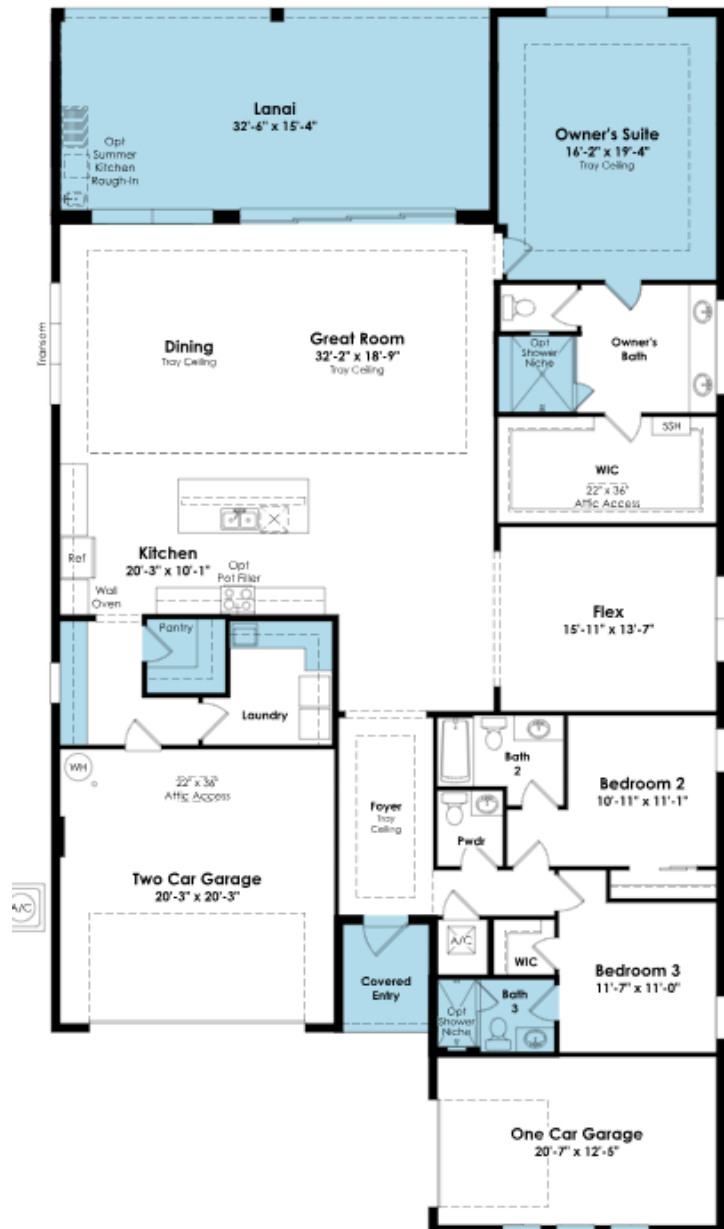


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KOLTERHOMES®

SHOWCASE HOME FLOORPLAN

Sophia – Lot 3 | Southern Exposure (Rear)



This brand-new **Sophia** floorplan, crafted by **Kolter Homes**, rests on a beautifully positioned **southern-exposure homesite**, allowing the home to enjoy warm natural light throughout the day. This residence features **3 bedrooms**, **3 bathrooms**, a **flex space**, and a **3-car garage**, offering an elegant blend of comfort and thoughtful design.

The **owner's suite** and **lanai** have been extended by **4 feet**, enhancing both bedroom spaciousness and outdoor living potential. A dramatic **16-foot wide by 10-foot tall four-track sliding glass door** opens the great room to the lanai, creating a seamless indoor-outdoor entertaining experience.

This home includes a **fully built, luxury Summer Kitchen** featuring a **Blaze 32" Grill**, stainless doors, an undermount sink with Moen bar faucet, and a **Blaze beverage refrigerator**, all set within a beautifully finished stucco-wrapped wall with granite countertops ideal for hosting and enjoying South Florida evenings.

The interior showcases a beautifully curated **Chef Kitchen**, upgraded fixtures, extensive cabinetry, and premium flooring throughout the main living areas, bedrooms, flex room, and the owner's suite.

The **owner's bath** includes the **Deluxe Shower**, a 96" frameless glass enclosure, stunning Level 6 wall tile, a ceiling-mounted rain shower head, and designer finishes.

Energy efficiency is elevated with **open-cell spray foam insulation**, an **exterior tankless gas water heater**, plus smooth-wall interior finishes for a modern, refined aesthetic.

This Sophia is the perfect blend of elegant upgrades, functional enhancements, and timeless design ready to welcome its first owners home.

SHOWCASE HOME FEATURE HIGHLIGHTS

KITCHEN DETAILS

- Chef Kitchen Configuration with Level 5 Salem MDF cabinetry
- Island Cabinets – Nordic Finish
- Perimeter Cabinets – White Cap Finish
- Large Angled Crown Molding
- Monogram CHEF Appliance Package C
 - 36" Monogram Gas Cooktop
 - Monogram Pro-Style Hood
 - Built-in Microwave (trim kit)
 - Wall Oven
 - Monogram Dishwasher
 - Monogram Refrigerator
- Artisan Wood Hood – 36"
- 3cm Quartz – Dal Independence Calacatta (Perimeter & Island)
- Waterfall Edge Quartz – Dal Independence Calacatta
- Pantry Built-In Cabinetry – Level 5 (Salem Nordic)
- Pantry Quartz – Cambria Smithfield (Level 2)
- Full-Height Tile Backsplash – Emser Craft II White (Level 3)
- Additional Hood Backsplash Tile – Level 3
- Pantry Backsplash – Emser Talento Gris (Level 3)
- Second-Tier Upper Cabinets – Level 5
- Under-Cabinet LED Lighting
- Upgraded Cabinet Hardware – Polished Chrome
- Moen Nio Chrome Faucet
- Moen 1600 Series 32" Undermount Sink
- Badger 5 Garbage Disposal
- Owner's Entry Matching Cabinetry + Quartz

STRUCTURAL OPTIONS

STRUCTURAL OPTIONS

(Directly pulled & organized)

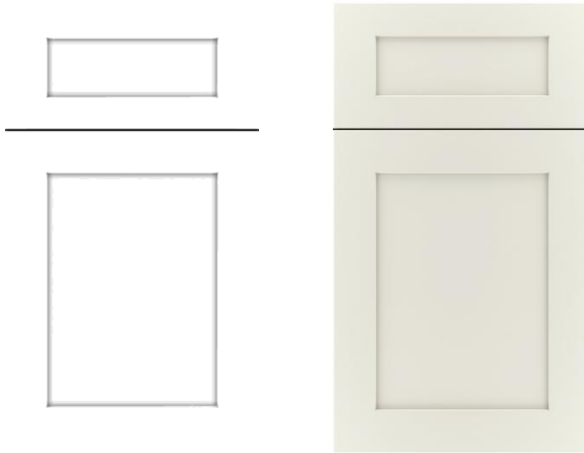
Major Structural Enhancements

- 4' Owner's Suite & Lanai Extension
- 16' Wide x 10' Tall Sliding Glass Door (Four-track)
- Deluxe Owner's Shower Upgrade
- Shower ILO Tub – Bath #3
- Flex Room with LED Lighting Package
- Laundry Cabinets with Sink
- Laundry Tub Rough-In
- Great Room Floor Outlet
- Smooth Wall Finish Throughout

Outdoor & Energy Features

- Summer Kitchen Package Installed
 - Blaze 32" Grill
 - Blaze Fridge
 - Moen bar faucet
 - Sink
 - Granite counters
 - Stainless doors & access panels
- 5' Privacy Wall with Stucco Finish
- Gas Stub-Out for Future Pool Heater
- Exterior Tankless Gas Water Heater (Rinnai REP199N)
- Open-Cell Spray Foam Insulation (R-20)

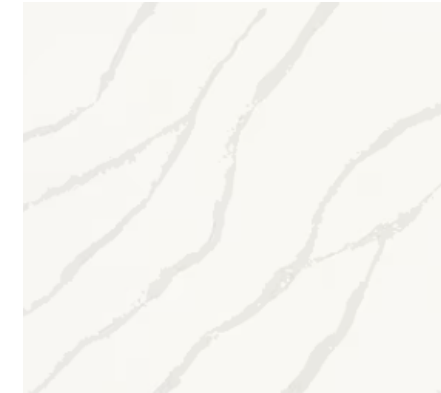
SHOWCASE HOME DESIGNER FEATURES | KITCHEN



KITCHEN CABINETS – KITCHENCRAFT SALEM
PERIMETER: WHITE CAP
ISLAND: NORDIC



HARDWARE –
625-160-PC



COUNTERTOP – DALTILE
INDEPENDENCE CALACATTA



KITCHEN FAUCET –
MOEN NIO CH



FLOORING – MOHAWK REVWOOD
CYPRESSFIELD – HEIRLOOM OAK



BACKSPLASH– EMSER TILE CRAFT
II WHITE GL 3X12

SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATHROOM



**BATHROOM CABINETS –
KITCHENCRAFT KENNA NORDIC**



**HARDWARE –
635-128-PC**



**COUNTERTOP – CAMBRIA
SWANBRIDGE**



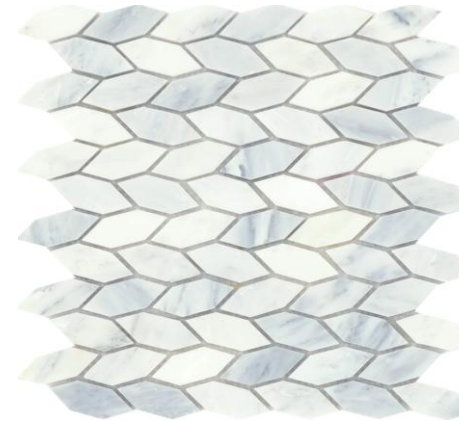
**SHOWER WALL– EMSER TILE
PRODIGY AGNESI PL 12X24**



**BATHROOM FAUCET –
MOEN 90 DEGREE 8" CH**



**HANDHELD – MOEN CEILING
MOUNT RAIN HEAD 10" CH**

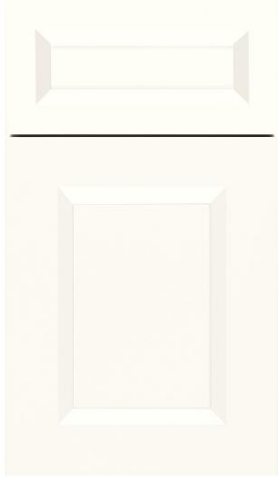


**SHOWER FLOOR – EMSER TILE
WINTER FROST MARQUIS**



**SHOWER FLOOR – EMSER TILE
TIMES SQUARE WHITE PL 32X32**

SHOWCASE HOME DESIGNER FEATURES | BATHROOM 2



**BATHROOM CABINETS –
KITCHENCRAFT KENNA WHITE CAP**



**HARDWARE –
625-160-PC**



**COUNTERTOP – QUARTZITE
SUPER WHITE**



**BATHROOM FAUCET –
VOSS SL CH**



**FLOORING– EMSER TILE
SERENDRA LUNA MT 12X24**



**TUB WALL – EMSER TILE RAKU
SILVER GL 3X12**

SHOWCASE HOME DESIGNER FEATURES | BATHROOM 3



**BATHROOM CABINETS –
KITCHENCRAFT KENNA NORDIC**



**HARDWARE –
625-160-PC**



**COUNTERTOP – CAMBRIA
QUARTZ INVERNESS FROST**



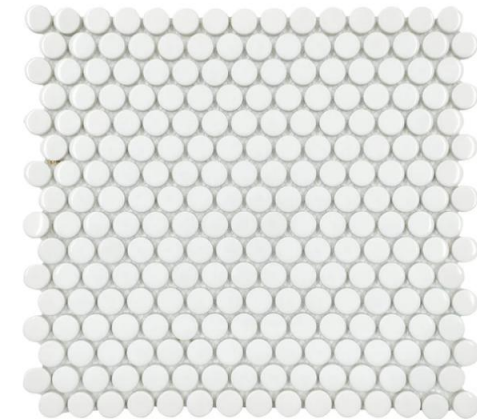
**SHOWER WALL – EMSER TILE
CRAFT II WHITE PICKET GL 3X12**



**BATHROOM FAUCET – VOSS
SL CHROME**

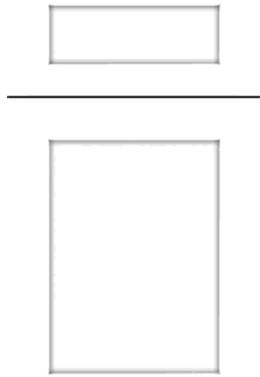


**FLOORING– EMSER TILE
SERENDRA LUNA MT 12X24**



**SHOWER FLOOR – EMSER TILE
SAVVY WHITE GL PENNY**

SHOWCASE HOME DESIGNER FEATURES | POWDER BATH



**BATHROOM CABINETS – KITCHENCRAFT
SALEM WHITE CAP**



**HARDWARE –
625-160-PC**



**BATHROOM FAUCET – 90
DEGREE 8" CH**



**COUNTERTOP – CAMBRIA
QUARTZ EVERLEIGH**

SHOWCASE HOME
DESIGNER
FEATURES |
KITCHEN PENDANT
LIGHTING

VISUAL COMFORT
& Co.

