

# Hollub Group<sup>®</sup>

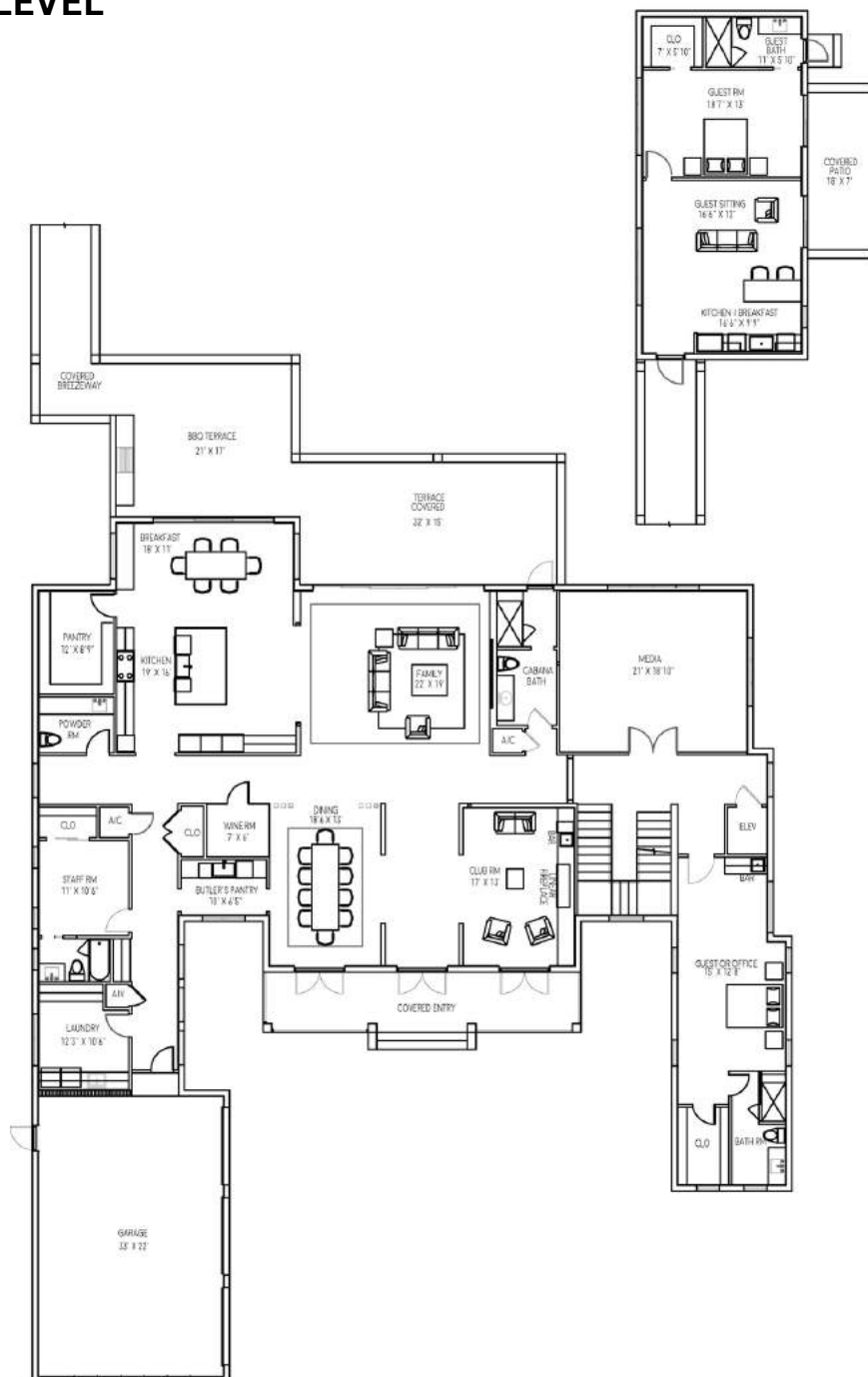
10700 SW 60 AVE  
PINECREST, FLORIDA 33156



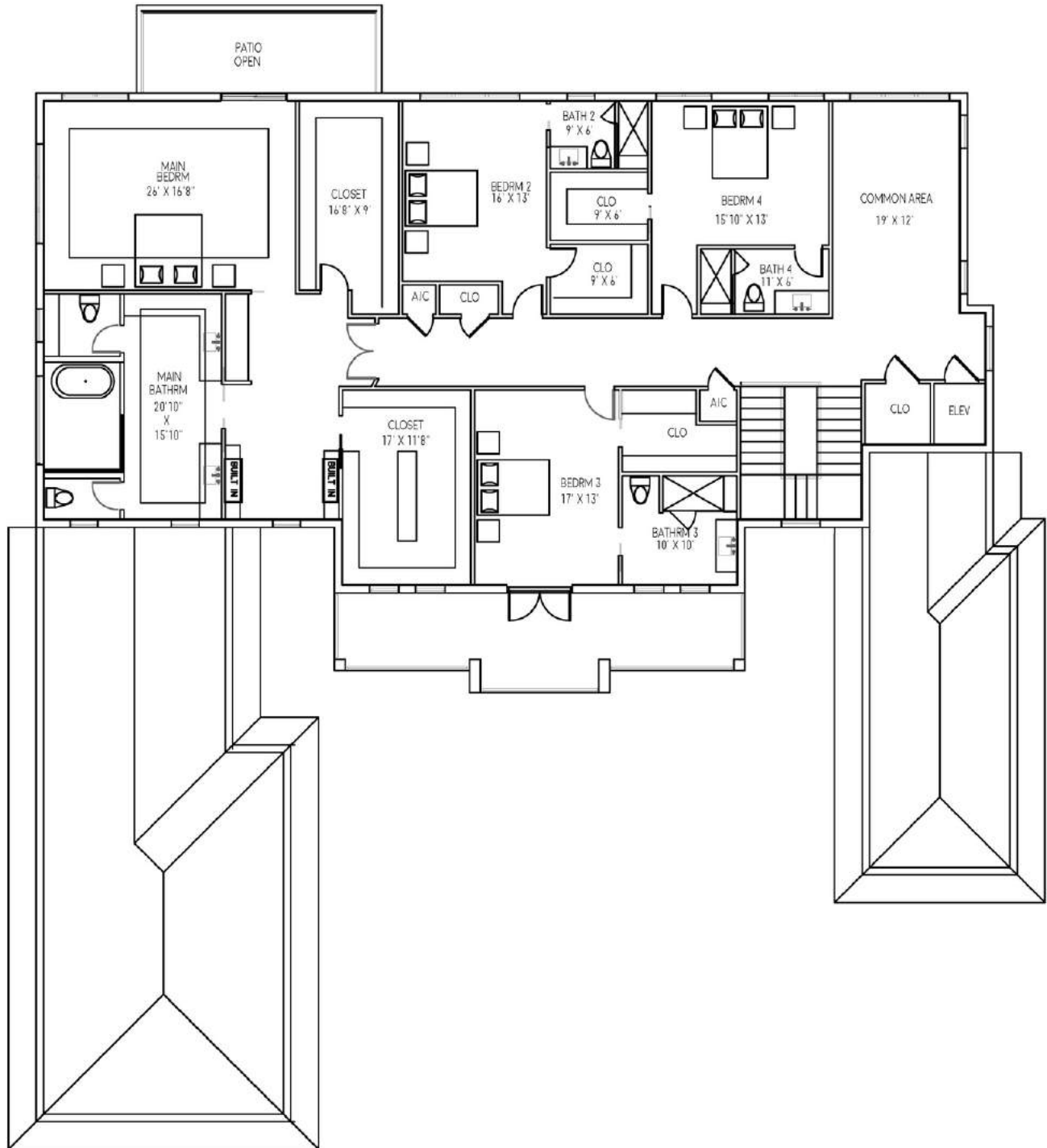
# Hollub Group<sup>®</sup>

Timeless California contemporary architecture, intelligent design and masterful construction by award winning Hollub Homes combine with flawless execution to create the perfect South Florida retreat in sought after North Pinecrest. The exceptional floor plan unifies the functional interior living and entertaining spaces with an outdoor spiritual oasis and guest house. The home includes 7 bedrooms, 8 ½ baths, and a 3 car garage. The thoughtful design provides ideal spaces to relax and entertain—with a Family Room, Club Room & Bar, Media Room (w/ conversion option) and Gourmet Kitchen with a walk in pantry to enhance the undeniable luxury and total living experience.

## FIRST LEVEL



# SECOND LEVEL





## KEY FEATURES

- 7 Bedrooms | 8.5 Baths | 3 Car Garage
- Guest House
- 38,322 SF lushly landscaped lot
- 11,321 SF total | 8,542 SF A/C
- City water
- Pinecrest School District
- Turnkey



## GOURMET KITCHEN APPLIANCES

- Custom designed high-tech modern kitchen with quartz counter-tops
- Butler's pantry & walk in pantry
- Exclusively designed custom cabinetry
- SubZero and Wolf gas and electric appliances
- Luxurious summer kitchen with high-end appliances: 36" built-in Profire BBQ, hood and beverage center



## AMENITIES

- Floor to ceiling expansive high performance impact glass accented with custom designed natural stone and wood
- Clubroom with built-in custom bar, wine storage, and fireplace
- Exceptional floor plan with multi-functional spaces
- Views to the lush resort-like grounds and pool from all main areas
- Solid core interior doors and millwork; custom cabinetry; artisan stone
- Media room with conversion option to home office or additional suite





## AMENITIES

- White oak wood floors upstairs
- Craft Room | Staff Room | Upstairs Bonus Room
- 20' x 40' resort style pool with Tuuci-in pool umbrella stand and two bubblers. Salt chlorine generator and Jandy control system that integrates into smart home system
- Luxurious main suite with marble spa bath and two walk in closets
- Plumbing fixtures by Duravit, Hansgrohe, Axor, Fortis and Kohler



## SMART HOME & STATE-OF-ART *HIDDEN LUXURIES*

- Integrated LED lighting
- Customizable Apps | Sonos Connect for your listening pleasure
- Audio, security and HVAC automation for convenience, time saving and luxury living
- Pre-wired for integrated audio/video system with cameras, security alarm, motorized shades, garage doors, pool functions, and HVAC thermostats for stress free living and traveling
- Impact windows and exterior doors with high performance glass (50% more energy efficient), providing UV protection for skin & eye health, and enhanced protection for fine art, furniture and rugs
- Pre-wired for phantom drop down screens in rear patio entertaining area to minimize bugs and sun, integrated in smart home system
- Icynene spray foam insulation for improved energy efficiency and increased protection from humidity and pests
- Tankless gas water heaters with recirculating systems for instant hot water
- Fire rated drywall 5/8" board, creating stronger and quieter walls for ultimate peace and quiet
- 5 high efficiency HVAC systems for increased energy efficiency and decreased electric bills; linear diffusers complement the modern aesthetic
- Whole house automatic generator

# Hollub Group<sup>®</sup>

**Hollub Group**, South Florida's premier home builder, is proudly celebrating 68 years and three generations of exceptional custom home building.

Since 1954, Hollub Group has built over 1,000 homes in Florida and is honored to be the only Two-Time Winner of the Builder's Association of South Florida "Best of Show Award." The company has won over 100 Platinum Prism Best Awards for all aspects of construction and design as well as the recognized recipient of Custom Home Magazine's Pacesetter Award. Most recently, Hollub Group received the "Best Custom Home Builder in Florida" as well as "Best Custom Home Builder in Miami" recognition by the industry and was featured as an industry leader in Florida Design Magazine: Timeless Modern Design for its ASID award winning California Contemporary Modern Home. Hollub Group CEO, Harry Hollub, was also recognized and interviewed as a Master Builder in internationally acclaimed Luxe Magazine.

Hollub Group has forged unique relationships with the best companies, craftspeople and manufactures in the industry. These relationships separate Hollub Group from other builders in Florida and make for a truly unique home in regards to the quality of construction and selection of design elements.