

VOLUME 1

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CREATRIX HOMIES

THE MAGAZINE OF PROPERTIES LISTED WITH BUY SELL WITH DANIELLE



**FEATURING
1618 DOGWOOD
TRAIL IN MINEOLA**

**INSIDE THIS EDITION:
SHOWCASING ELEGANCE
THE CUSTOM BUILD HOME OF YOUR DREAMS**

**REAL ESTATE AND HOMES
DANIELLE MOSCHELLA BROKER
RE/MAX ESCARPMENT REALTY INC.**





CREATRIX HOMES

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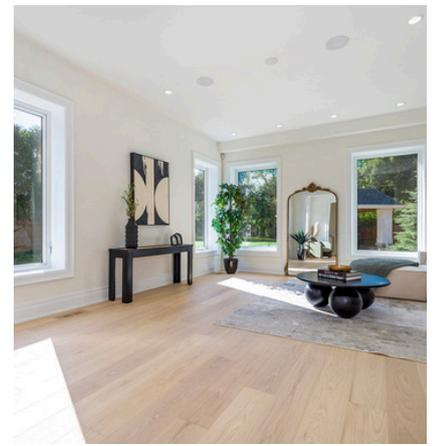
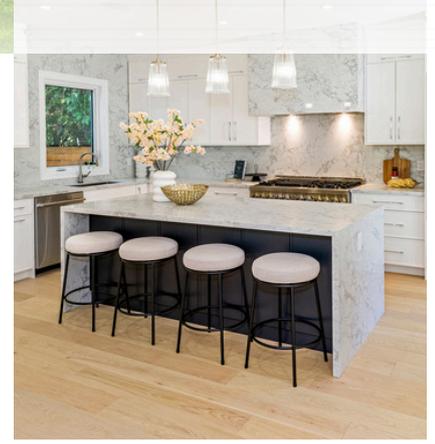
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Unveiling Luxury Discover 1618 Dogwood Trail

Introducing a 4+1 bedroom, 6 bathroom custom-built family home, that boasts over 6000 square feet of living space. From the moment you step inside, you'll be greeted by the elegance of pot lighting, white hickory hardwood floors, and custom baseboards. The ceilings soar upstairs at 9', on the main floor at 9', and in the basement at a whopping 10'. Embrace the convenience of a sound system and speakers throughout the house wired to a central audio visual rack for smart home capabilities & IOT devices, all controlled remotely via the Russound app. Experience the pinnacle of modern living with cat6 wiring for networking and future connection of smart devices & IOT devices. Enjoy the beauty of a custom hickory staircase with glass railings, solid wood interior doors, adorned with elegant black hardware. Experience the convenience of remote controlled custom lighting throughout, adding a touch of sophistication.

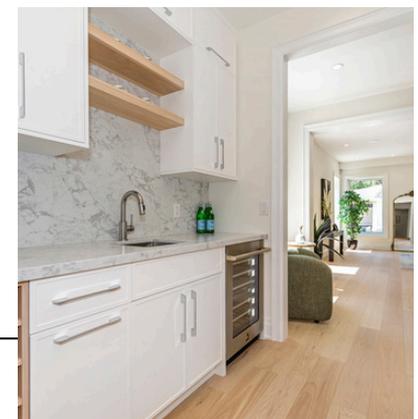
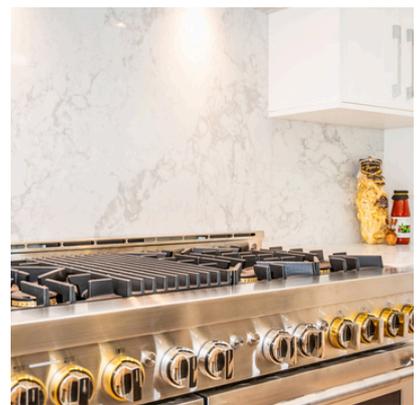




Culinary Excellence: The Heart of Entertainment



The heart of this home is the stunning kitchen, featuring Quartz counters, custom cabinetry, an island with a double waterfall design and breakfast bar. Featuring high-end, chef inspired Jenn Air RISE Series built-in appliances and a custom TV cabinet which seamlessly blends functionality and style. Plus, the separate servery and dining room offer versatile spaces for entertaining and gathering.

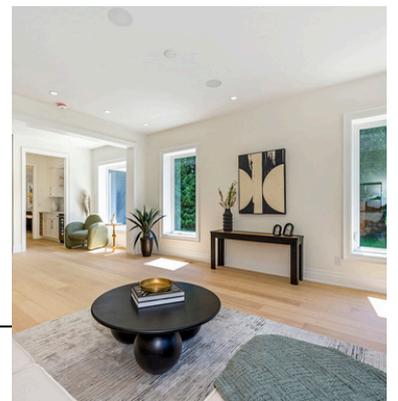


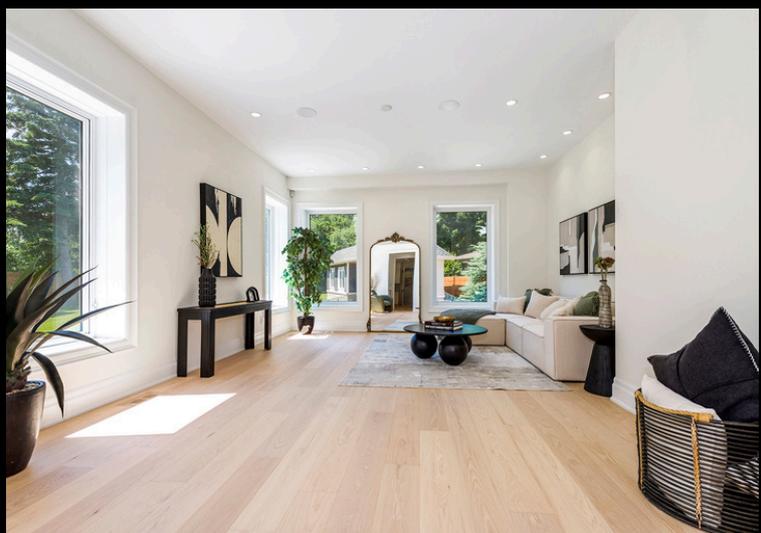


Seamless Living: Working and Unwinding



Whether you're working from home or relaxing with loved ones, the family room and executive office space offer a seamless blend of comfort and technology. The office is thoughtfully designed with receptacles (Data/Power) on the floor for desks, while Smart TVs are roughed in throughout all principal rooms, ensuring entertainment is never out of reach.

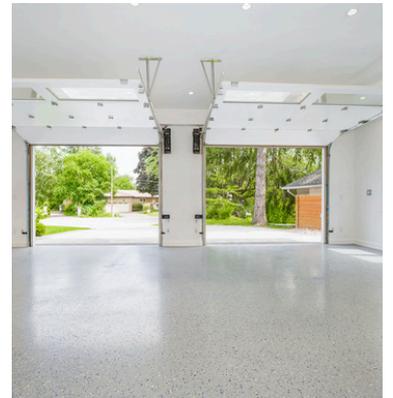






Functional Luxury: From Security to Convenience

Unparalleled security features including a full security system, outdoor cameras, DSC alarm system, and network video recording system to provide peace of mind. The garage is a haven for car enthusiasts, with two 40-amp outlets in each garage bay for future EV Vehicle chargers and 3 dedicated 20-amp circuits for garage heaters. Convenience is key with when you enter the house through the mudroom w/ main floor washer & dryer. Clean sparkling epoxy garage floors and space for three cars in a two oversized custom garage doors. The private driveway accommodates up to 6 cars.

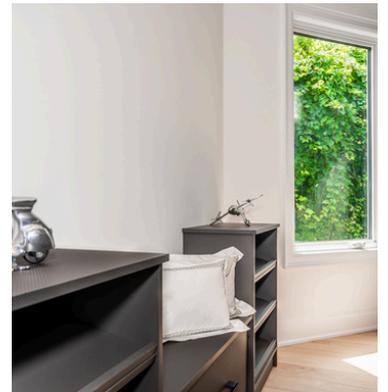
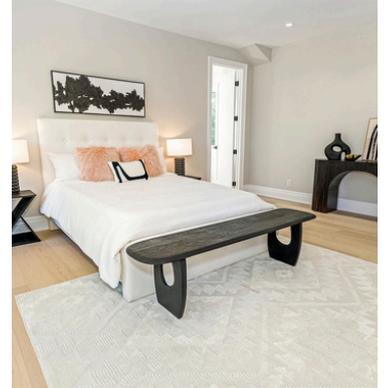






Opulent Retreat: Your Private Haven

Retreat to the lavish master suite adorned with Italian tiles imported from Italy. The ensuite boasts a 6-piece porcelain marble design, complete with a separate shower, soaker tub, and dual vanities. His and hers walk-in closets come equipped with custom organizers and windows overlooking the side yard, providing a touch of nature's serenity.

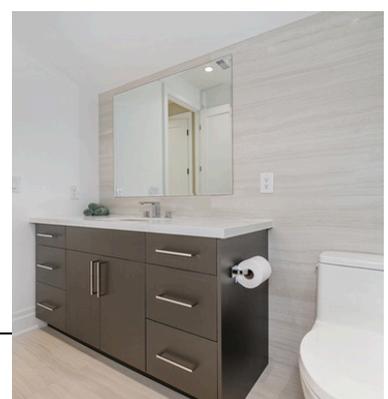
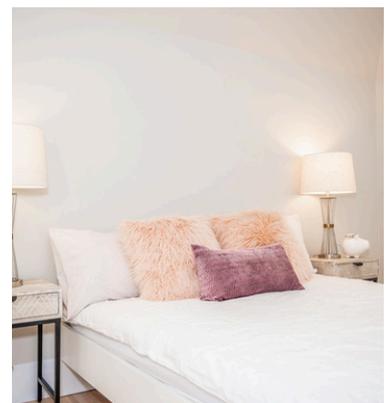


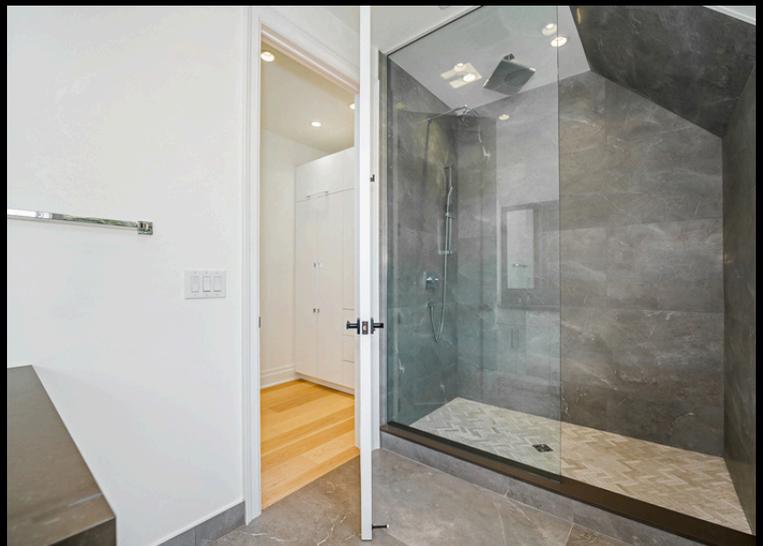
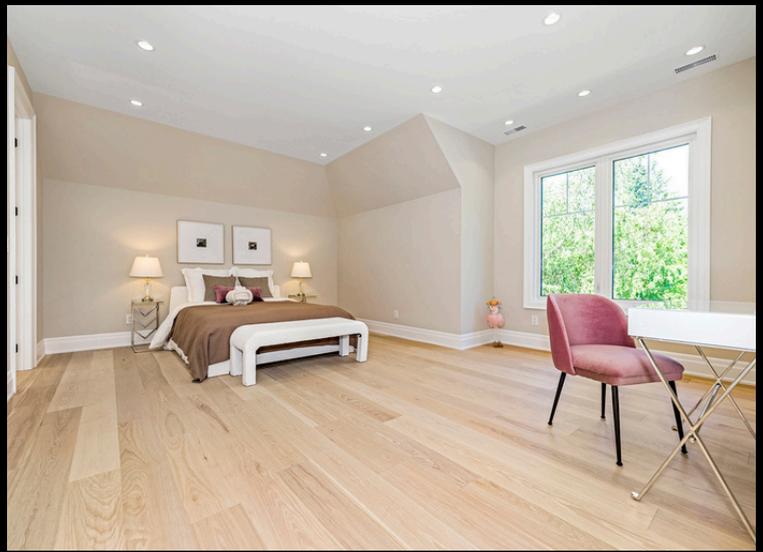


Personal Sanctuaries: Comfort and Style in Every Bedroom



Bedrooms 2 and 3 offer walk-in closets with organizers, large windows, and shared access to a semi-ensuite 4-piece bathroom. Meanwhile, Bedroom 4 enjoys its own privacy with walk-in closet, complete with a 5-piece semi-ensuite bathroom and closet organizers. Flooded with natural light through the many windows. This is the perfect space to retreat to.

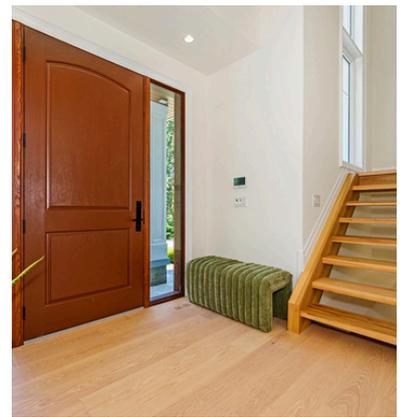






Grand Entrance: Setting the Tone for Elegance

The grandeur continues with a foyer featuring rough-ins for a fully smart home, central vac, and a 2nd floor laundry room equipped with a sink, cabinetry, and front loader washer and dryer. A large window overlooking the backyard bathes the space in natural light.

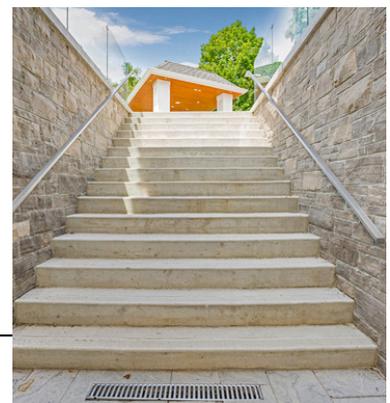
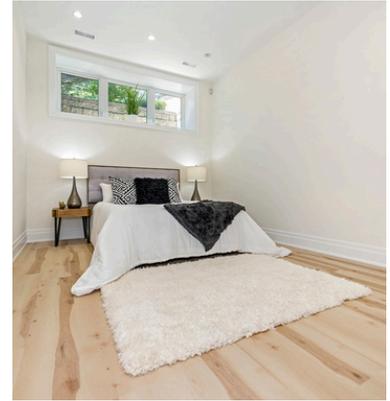




Entertainment Oasis: Luxury Redefined in the Basement



The basement showcases meticulous attention to detail, with 200-amp service, 2 furnaces, and 2 AC units for separate climate controlled zones. A roughed-in theatre area beckons for cinematic adventures, and the boiler/hot water tank setup is ready for heated floors. The space is fortified with spray foam insulation, double waterproofing, weeping tiles, and a sump pump.

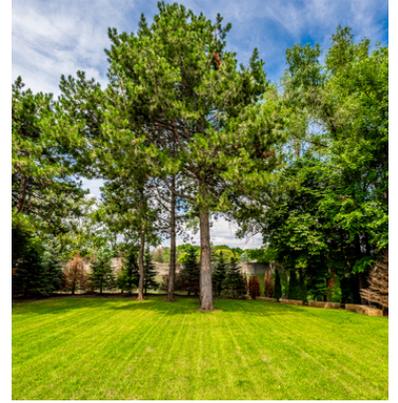




Outdoor Serenity: Experience Nature's Tranquility



Step outside into your private oasis on this pool-sized lot. The backyard features a 187 sqft cabana and a 187 sqft loggia, both served by a separate 60-amp panel. The professionally landscaped yard boasts a sprinkler system, stones, and weeping tiles around the foundation and property perimeter, ensuring a serene outdoor experience.





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