

VOLUME 1

MAY 2026

# CREATRIX HOMES

*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

## TABLE OF CONTENTS

*Explore the Features*

---

Explore the Features	03
Unveiling Luxury	04
Culinary Excellence: The Heart of Entertainment	06
Seamless Living: Working and Unwinding	08



Functional Luxury: From Security to Convenience	10
Opulent Retreat: Your Private Haven	12

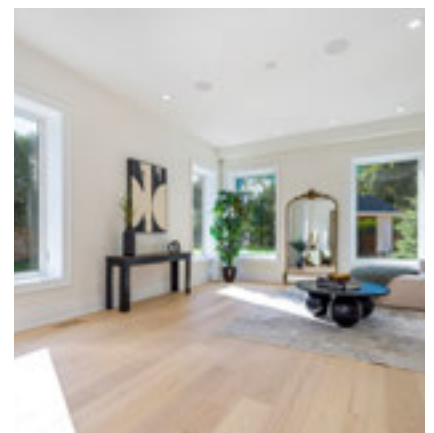
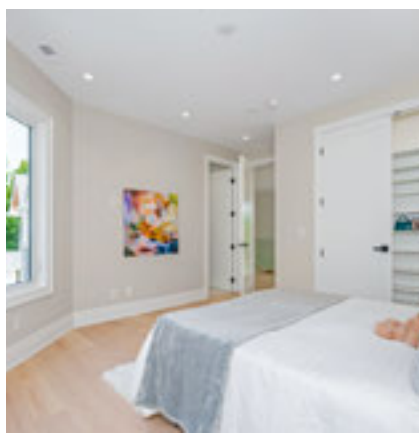
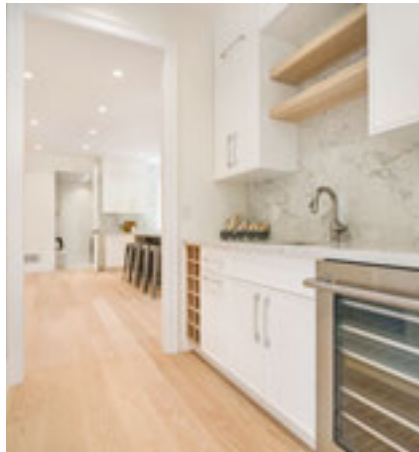
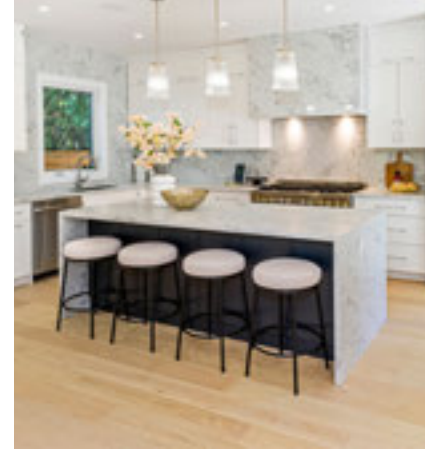
Personal Sanctuaries: Comfort and Style in Every Bedroom	14
Grand Entrance: Setting the Tone for Elegance	16
Entertainment Oasis: Luxury Redefined in the Basement	18
Outdoor Serenity: Experience Nature's Tranquility	20





# Unveiling Luxury Discover 1618 Dogwood Trail

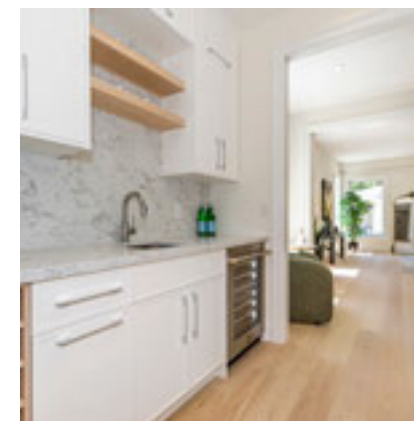
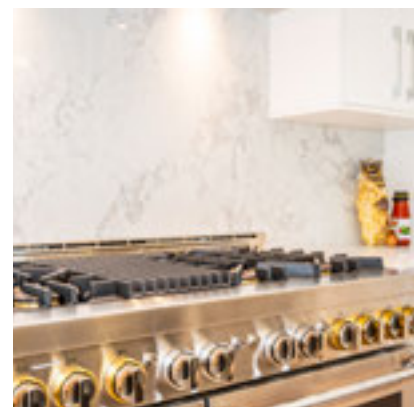
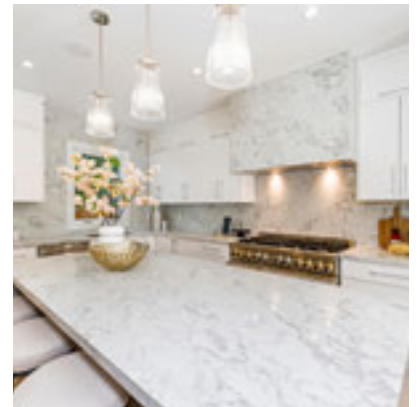
Introducing a 4+1 bedroom, 6 bathroom custom-built family home, that boasts over 6000 square feet of living space. From the moment you step inside, you'll be greeted by the elegance of pot lighting, white hickory hardwood floors, and custom baseboards. The ceilings soar upstairs at 9', on the main floor at 10', and even in the basement, a whopping 10' ceiling. 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.

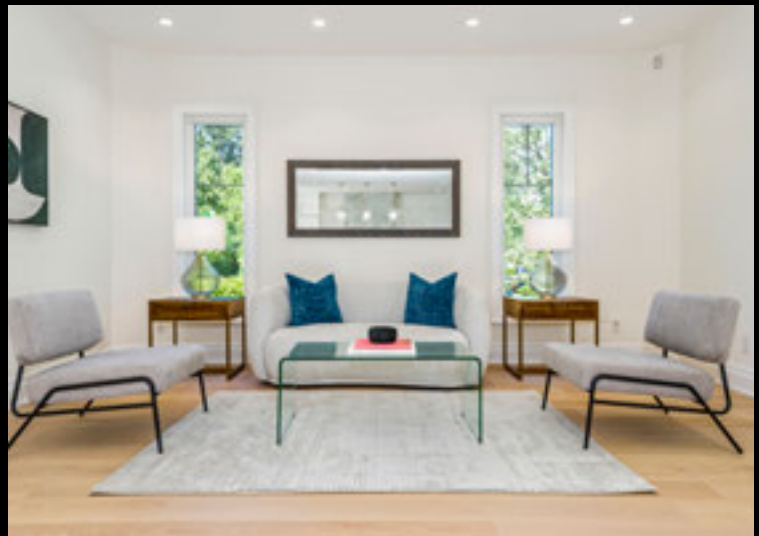




# Culinary Excellence: The Heart of Entertainment

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.

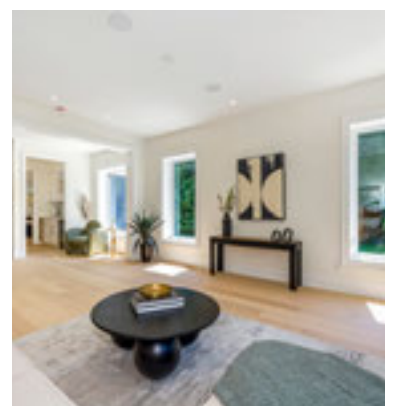
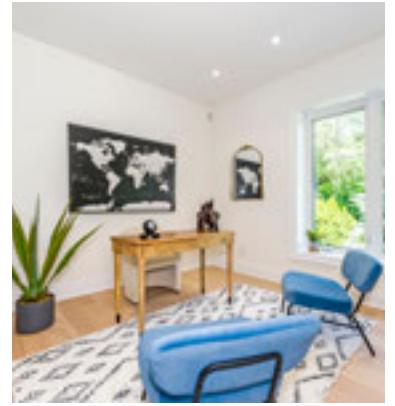


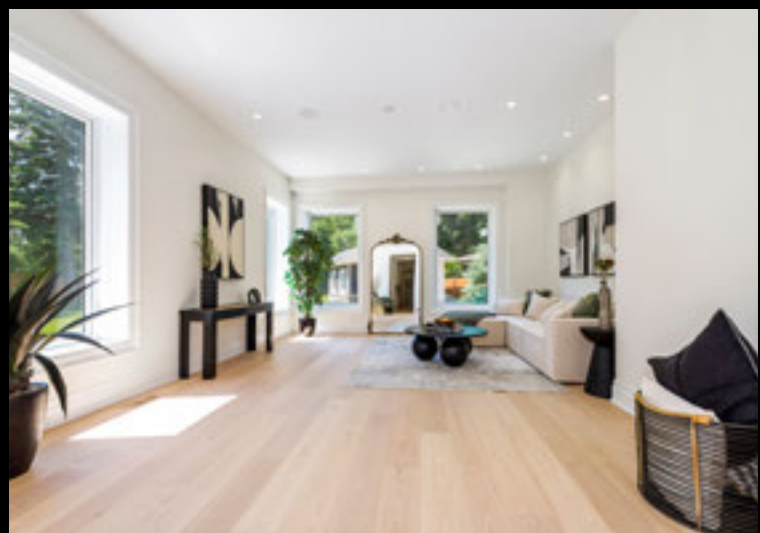


# Seamless Living: Working and Unwinding



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 floor receptacles for convenient desk placement, while TV locations throughout the home are professionally roughed-in for easy wall-mounted installation and streamlined entertainment setups.

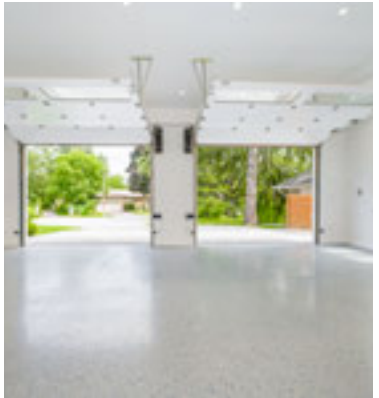
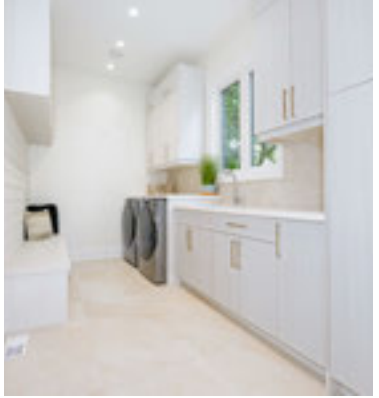






# Functional Luxury: From Security to Convenience

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.

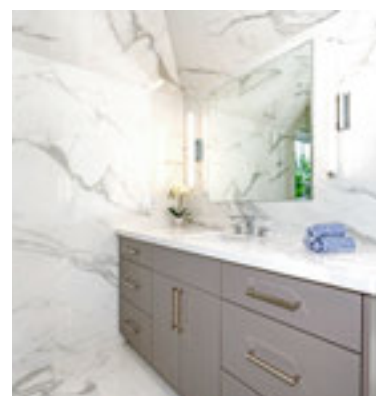
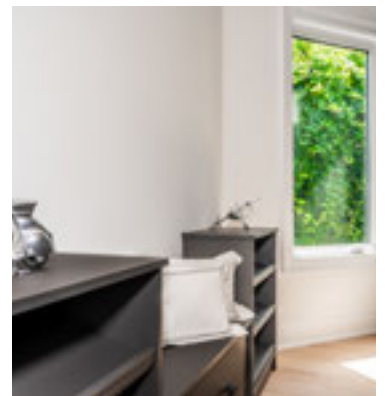
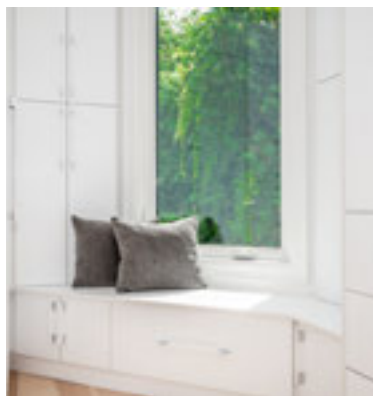
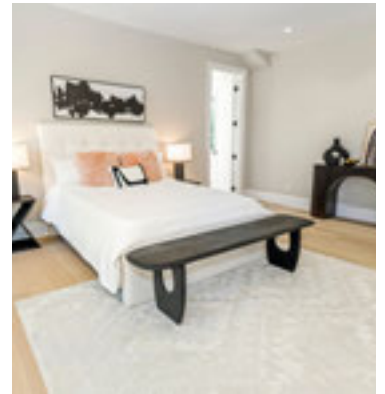






# Opulent Retreat: Your Private Haven

Retreat to the lavish primary suite adorned with Italian tiles imported from Italy. The ensuite boasts a 5-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.

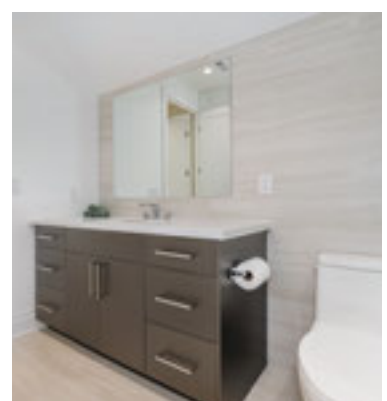
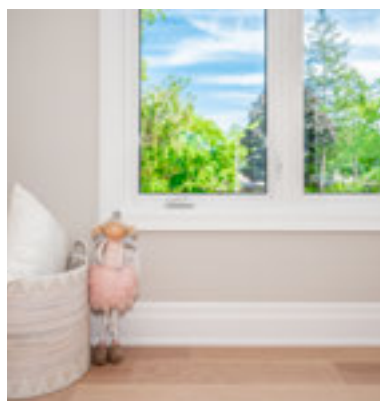
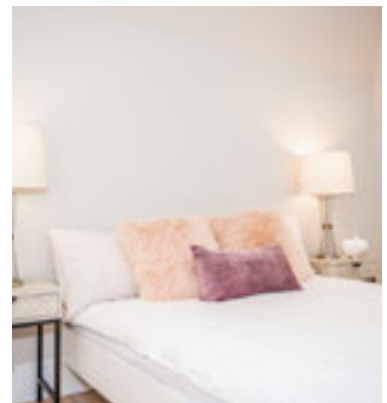
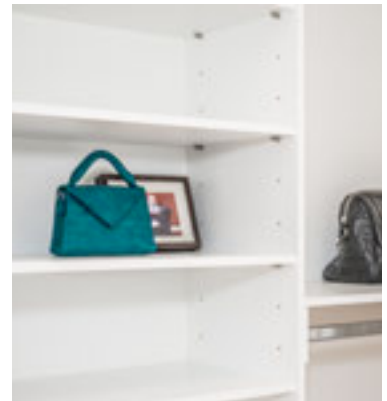


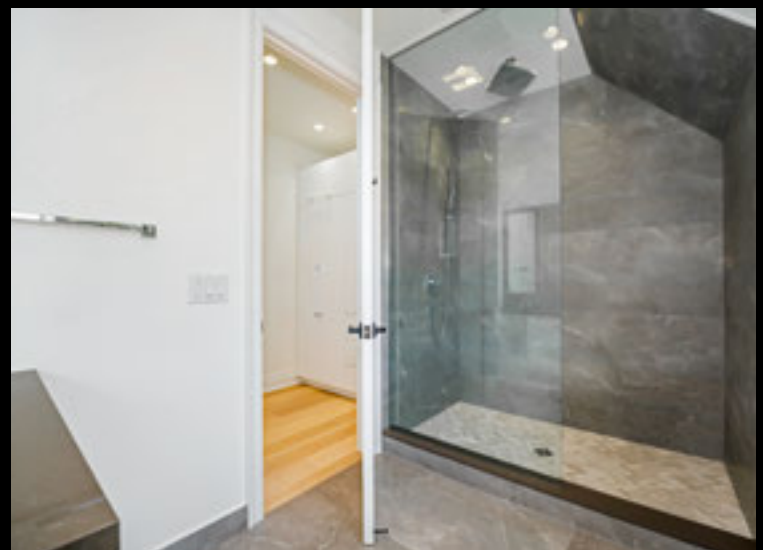
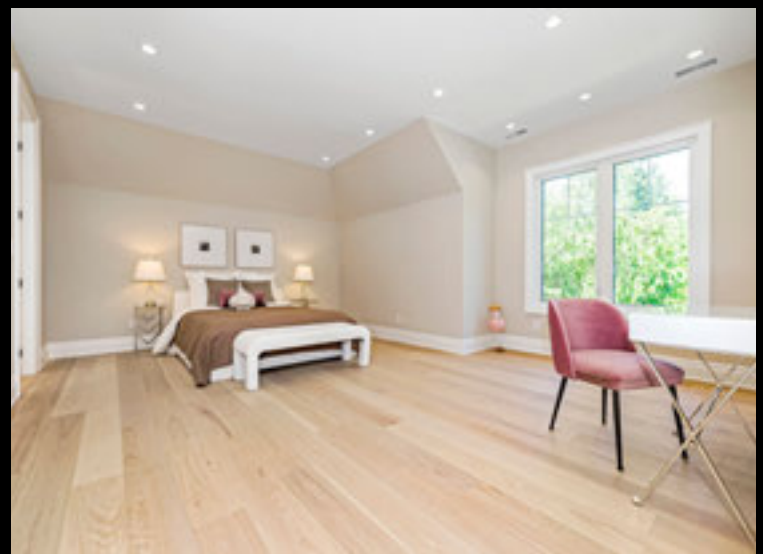
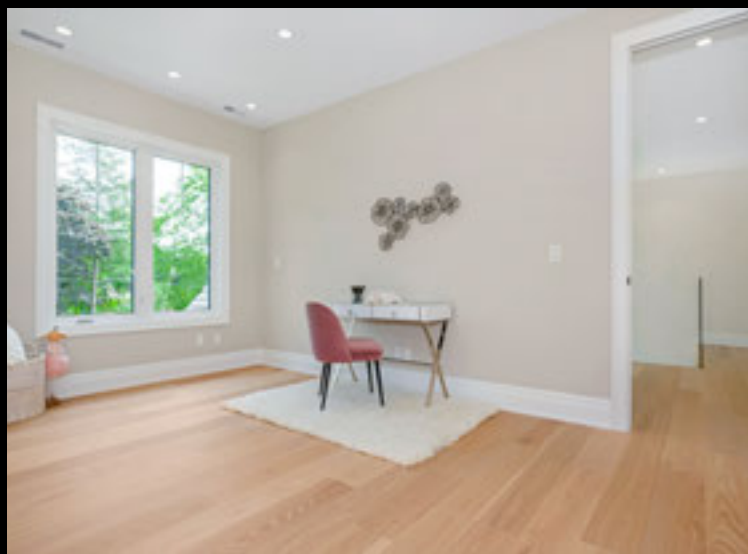


# Personal Sanctuaries: Comfort and Style in Every Bedroom



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 3-piece ensuite bathroom and closet organizers. Flooded with natural light through the many windows. This is the perfect space to retreat to.

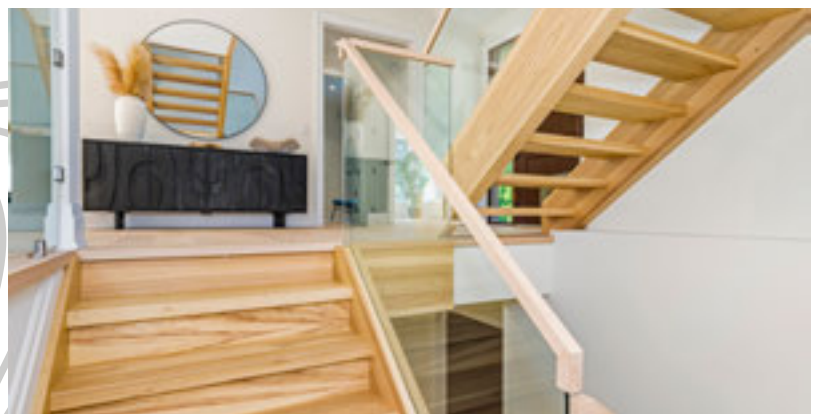
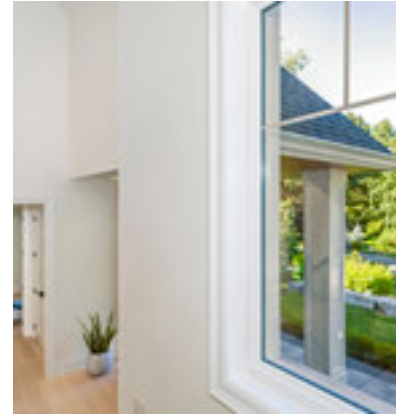


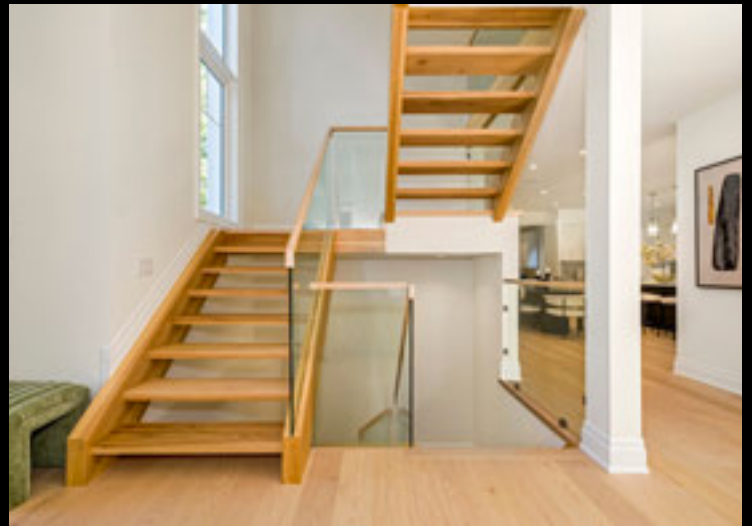
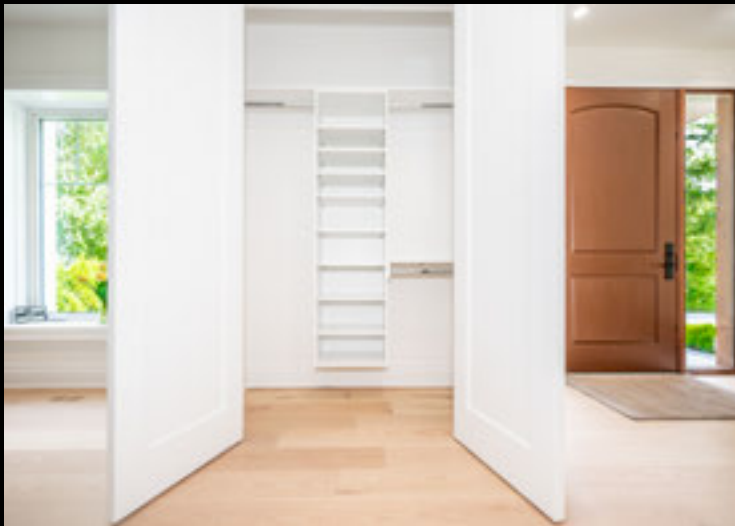




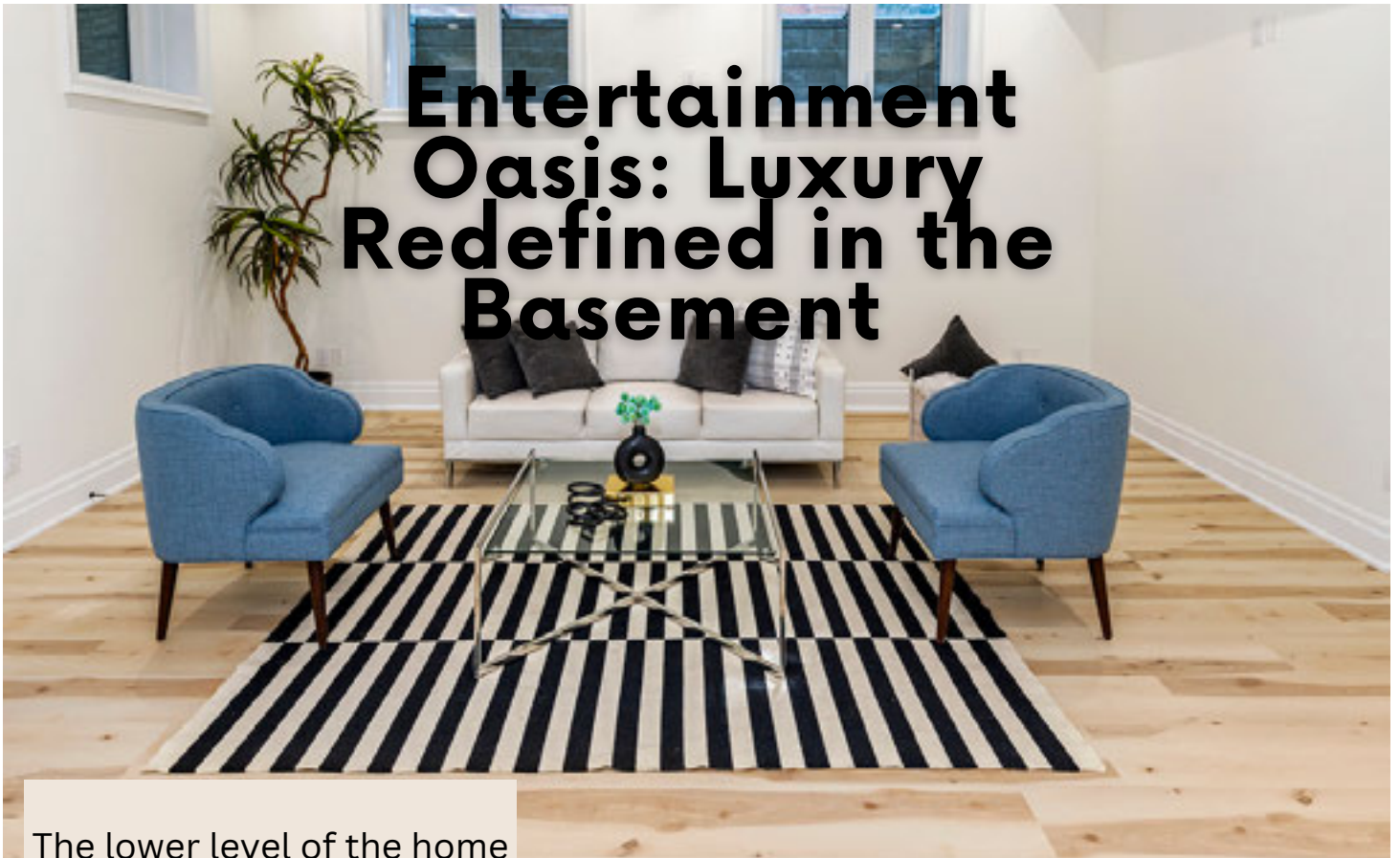
## Grand Entrance: Setting the Tone for Elegance

A striking foyer and statement staircase set the tone for the home's sophisticated design, while smart home rough-ins and central vacuum add modern convenience throughout. The spacious laundry rooms are thoughtfully finished with custom cabinetry, a utility sink, and front-load washers and dryers. Large windows overlooking the backyard fill the space with natural light, creating a bright and functional everyday living area.

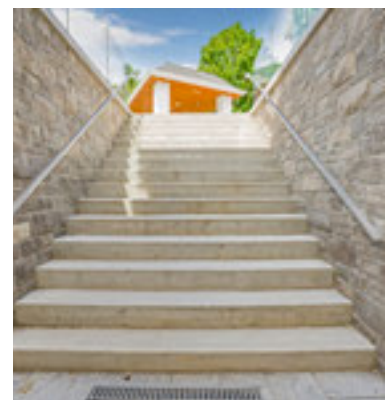
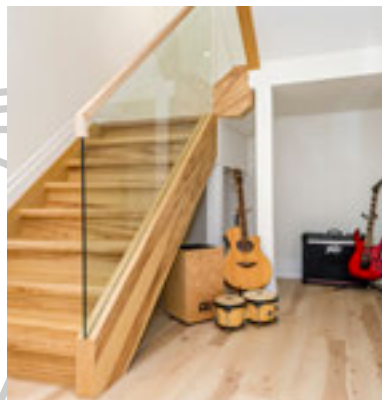
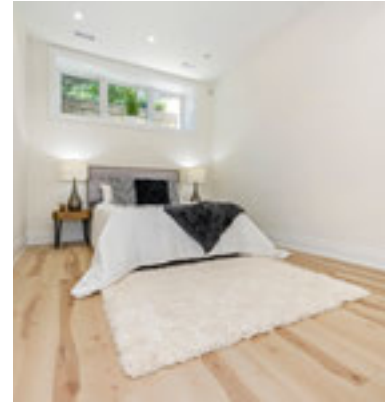
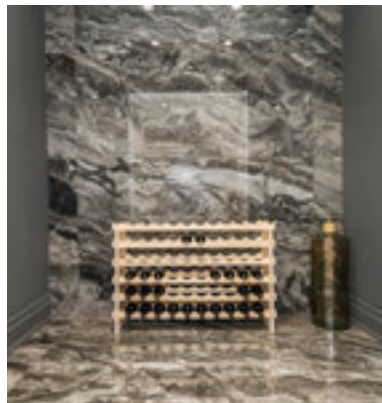


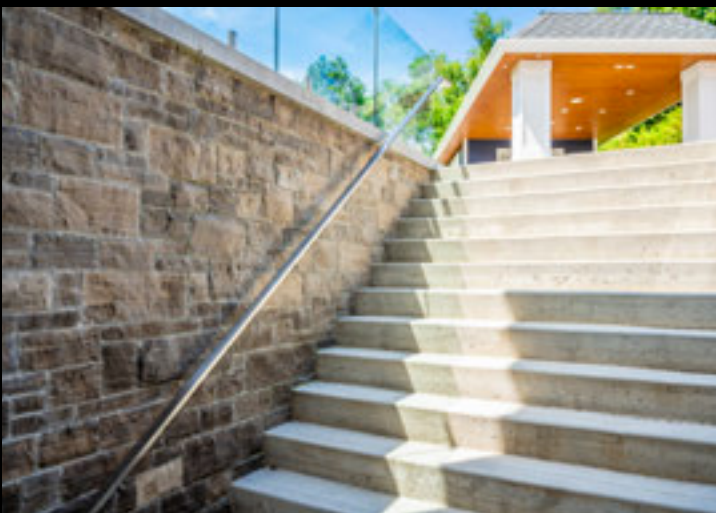
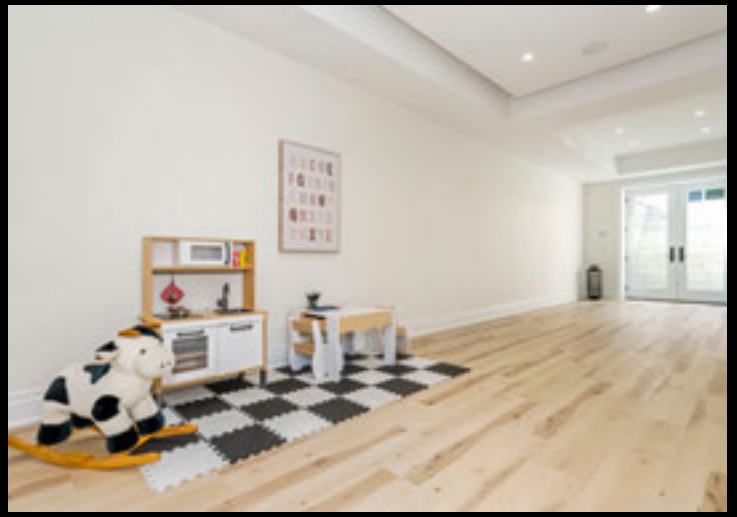


# Entertainment Oasis: Luxury Redefined in the Basement



The lower level of the home is designed for both comfort and performance, featuring 200-amp service, dual furnaces for efficient multi-zone climate control, and two air conditioning units discreetly positioned behind the garage. A roughed-in theatre area is ready for the ultimate cinematic experience or golf simulator setup, while the boiler and hot water tank system provide the opportunity for future heated floors. Built with long-term durability in mind, the basement is fully spray foam insulated and protected with double waterproofing, weeping tile, and a sump pump system.

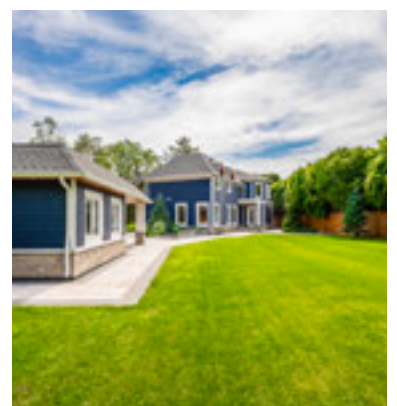
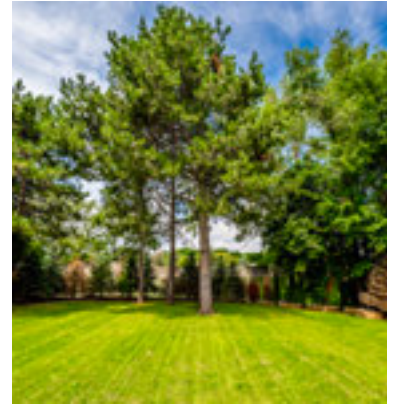


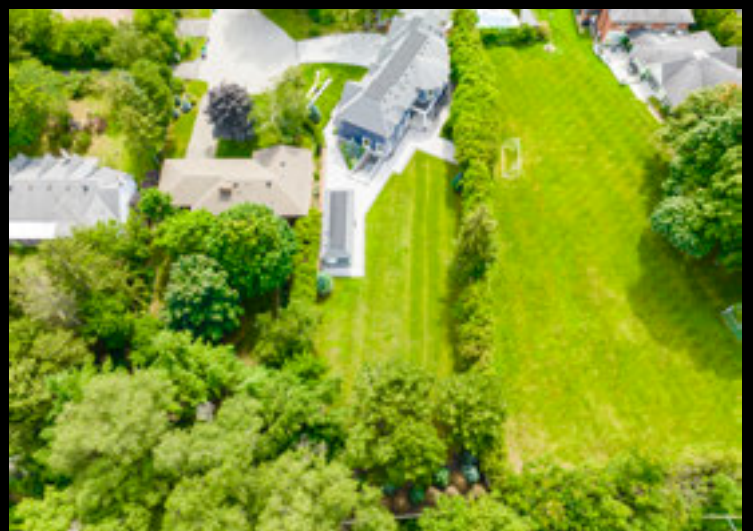


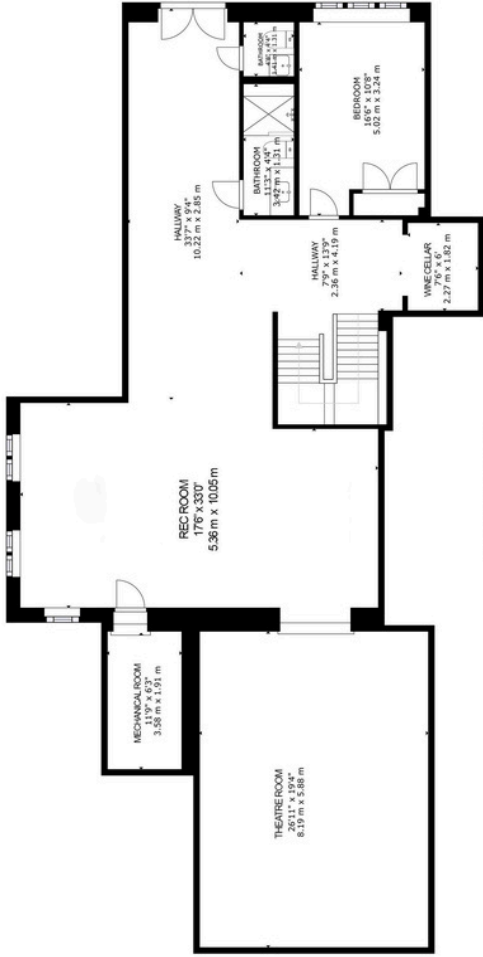
# Outdoor Serenity: Experience Nature's Tranquility



Step outside into your private oasis on this pool-sized lot. The backyard features a 187 sqft cabana and a 187 sqft loggia, serviced 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.



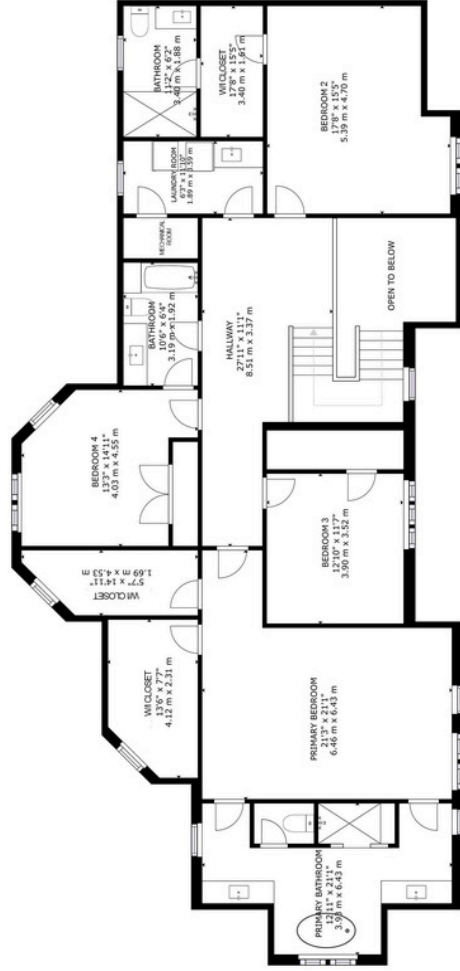




**BASEMENT**



**MAIN LEVEL**



**2nd LEVEL**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# 1618 DOGWOOD TRAIL

**Ground Floor: 1765.28 SF**

**2nd Floor: 2208.75 SF**

**Basement: 2047 SF**

**Garage: 547.88 SF**

**Cabana: 15' 1" x 9' 1" (187 SF)**

**Loggia: 187 sq ft**

**Lot Size: 70.37' x 244.35'**

**Property Taxes: \$26,808 / 2026**

**Danielle Moschella, Broker**

**416-454-1007**

**buysellwithdanielle@gmail.com**



**REMAX<sup>®</sup>**

**ESCARPMENT**

**REALTY INC., BROKERAGE**

**INDEPENDENTLY  
OWNED & OPERATED**



