



OLD ST. AUGUSTINE HILLS · BUYER DETAIL

The Home, Room by Room

100± Acre Gated Sporting Estate · Leon County, Florida

A complete accounting of the residence as described by its owners — every finish, fixture, and custom detail, room by room. René Hanselman, artist, designer, and owner of the Innova design firm, shaped the home alongside architect Ken Pieper; David Hanselman spent more than a year hand-selecting the cypress tree by tree. The millwork alone filled more than twenty pages of drawings.

ROOM BY ROOM

FOYER

- ◆ Front Door designed by René Hanselman and produced by stained glass artist Karen Pritzel. One of a kind-stained glass inset in double solid doors of a tree, bringing the outdoors in, a true piece of art
- ◆ Foyer Pendant light was custom designed and made by Artist Jezebel, New Mexico. It is a stained glass and iron piece of magnolia leaves
- ◆ Cypress Wood Vaulted Ceiling
- ◆ Split Floor Entry
- ◆ Custom Metal art piece by Artist Paul Tamanian, as well as 2 6'-0" metal sculptures on either side of the foyer made specifically for these areas
- ◆ Custom Cypress built-in bench with storage underneath
- ◆ Copper Slate flooring
- ◆ Table with Marble Top
- ◆ Custom Cypress Trim Work
- ◆ Lutron Lighting System

DINING AREA

- ◆ Pecky Cypress wood coffered ceiling
- ◆ Custom Cypress Trim Work
- ◆ Wall to wall Pella windows for maximum views of the front yard and courtyard
- ◆ Tommy Bahama table and chairs seat 10 people comfortably with matching Sideboard
- ◆ Mohawk wool area rug
- ◆ Wormy Chestnut flooring that has just been refinished
- ◆ Split Floor Level

KITCHEN

- ◆ Viking appliances
- ◆ Fisher Paykel Drawer Dish Washers
- ◆ Filtered Soft Water System
- ◆ Trash Compactor
- ◆ Stone arch surrounds the stove area, bringing the outdoors into the space creating a creative niche, in the cooking area with custom spice cabinets
- ◆ Custom cabinetry built by M&L Cabinets, made of cypress wood
- ◆ Double quartz countertop center island with dropped Pecky Cypress Ceiling
- ◆ Brand New Wormy Chestnut flooring
- ◆ Large Pella windows with views of the lake
- ◆ Custom Metal Art Over Stove
- ◆ Custom Cypress Trim Work
- ◆ Large pantry with custom cabinetry
- ◆ Frosted Glass Pantry Door
- ◆ Coffee Bar Area
- ◆ Lutron Lighting System

BREAKFAST AREA

- ◆ Pecky Cypress Cathedral Ceiling with Antler Chandelier
- ◆ Wall to Wall Pella windows with views to the lake and the waterfall swimming pool
- ◆ Large Bay Window
- ◆ Dining Furniture seats 6-10 people comfortably
- ◆ Sideboard with Marble Top
- ◆ Wormy Chestnut Flooring that has just been refinished
- ◆ Custom Cypress Trim Work

LAUNDRY ROOM

- ◆ Custom Cypress Cabinetry
- ◆ Custom Cypress Trim Work
- ◆ Built-in Washer and Dryer
- ◆ Built-in Desk Area
- ◆ This room was designed specifically for a family pet. A dog bed and food / water bowls fit under the desk, sink large enough to bathe animals and a built-in Dog door going out into the courtyard
- ◆ Large Pella window looking out into the courtyard
- ◆ Built-in Clothes Hamper
- ◆ Built-in ironing board

HALLWAY TO THE GARAGE

- ◆ Custom designed work area with cabinetry and a desk
- ◆ Large mud area with bench and Shelving for Pictures / Art
- ◆ Custom Cypress Trim Work
- ◆ Cypress wood Cupola with 4 window walls, bring in lots of natural light
- ◆ Custom Shoe cubbies right at the garage door entrance made of Cypress Wood
- ◆ Split Floor Entry

ART STUDIO

- ◆ The Studio and Office were designed and used as a professional working studio
- ◆ Hand painted concrete flooring. Lots of Pella windows for natural light
- ◆ Double cypress doors that both open to loading and unloading equipment / supplies
- ◆ Custom cabinetry
- ◆ Closet space under stairs
- ◆ Large Laundry Sink
- ◆ Custom Cypress Trim Work

UPSTAIRS OFFICE

- ◆ Beautiful built-in maple desk featuring an antique door under glass for the desk front
- ◆ Space for a living room seating area
- ◆ Built-in Work Table
- ◆ Lots of Pella windows for a fabulous view of the lake and swimming pool, best views in the house
- ◆ This office could also be used as a large guest suite or turned into an apartment
- ◆ Laminate Wood Floors recently installed
- ◆ Custom Cypress Trim Work

LIVING ROOM

- ◆ 25' High Cypress Wood ceilings with solid Cypress wood beams
- ◆ Large fully opening Nana Glass Wall system, allowing you to open the whole wall up to the back porch
- ◆ Floor to Ceiling Pella windows
- ◆ Large wood burning, stone fireplace with Stone all the way to the ceiling. This fireplace heats the entire living / kitchen area
- ◆ Refinished wormy chestnut flooring
- ◆ Custom Cabinetry for Tv, Storage and Bookshelves on either side of the fireplace
- ◆ Brand New Lutron Lighting System
- ◆ Recently Reupholstered Conversational Couches and Ottoman
- ◆ 2 Brand New Palisade Leather Recliner Chairs
- ◆ Brand New Area Rug
- ◆ 2 Wood Side Tables with Leather Tops
- ◆ 2 Paul Tamanian Custom Art Pieces on Fireplace
- ◆ Paul Tamanian Vase on Shelf
- ◆ Custom Cypress Trim Work
- ◆ Brand New 72" Television and Sonos Sound System. This Sound System works on the back porch, Outdoor Kitchen and Pool Area, all controlled by your phone
- ◆ Sunken Living Room

HALLWAY

- ◆ ½ Stone walls bringing the outside in
- ◆ Custom Niche for Art
- ◆ 12' Ceilings
- ◆ Custom Cypress Trim work

GUEST BEDROOM

- ◆ Designed to be a private space in the house, split floor level, up 3 stairs and on the opposite side of all the bedrooms, making this space very quiet
- ◆ Plush Carpet
- ◆ Queen Size Bed and 2 side tables
- ◆ Wood Bookshelves
- ◆ Custom Built-in Cypress Wood Bookshelves including wiring and electrical for a television
- ◆ Private full bath with custom cypress cabinetry designed to look like furniture and an above bowl sink
- ◆ Large Pella Window looking out in the front yard / property
- ◆ Custom Cypress Trim Work

PLAYROOM / FAMILY ROOM

- ◆ This area is in the center of 3 bedrooms, making it a great play room for the kids or guests
- ◆ Lots of custom cabinetry for television, work desk and storage
- ◆ 2 Large closets
- ◆ Separate closet for a stackable washer and dryer
- ◆ Hand painted mural
- ◆ Cypress wood cupola with designer lighting system
- ◆ Wormy Chestnut Flooring that has just been refinished
- ◆ Large Area Rug
- ◆ Sectional Sofa
- ◆ The walls have been soundproofed
- ◆ Custom Cypress Trim Work
- ◆ Split Floor Level

THREE BEDROOMS SURROUNDING THE PLAYROOM

- ◆ All have custom Cypress Wood Cabinetry with so much storage, there is no need for storage furniture. All the bedrooms have large windows for optimal views of the property
- ◆ All bedrooms have private bathrooms with built-in cabinetry as well
- ◆ Custom Cypress Trim Work
- ◆ Plush Carpet

MASTER BEDROOM

- ◆ Large Bedroom with King Size Sleep Number Bed and Frame
- ◆ Tommy Bahama Television Cabinet and Dresser with Mirror and Bedside Tables
- ◆ Original Paul Tamanian Wall Art
- ◆ Large seating area with Leather Sofa
- ◆ Gas Fireplace that can also be viewed from the bathroom
- ◆ Cypress Wood Tray Ceiling
- ◆ Plush Carpet
- ◆ Speaker System for Audio
- ◆ Fabric Wall Covering
- ◆ Seating Area is a Large Bay Area with wall to wall Pella Windows
- ◆ Built-in Bookcase

HALF BATH

- ◆ Custom Made Pecky Cypress Vanity with a Live Edge Cypress Wood Countertop
- ◆ Glass above bowl sink (work of art)
- ◆ Wormy Chestnut Flooring that has just been refinished
- ◆ Speaker system connected to the living room
- ◆ 3 Original Paul Tamanian Pieces

BEDROOM / OFFICE

- ◆ Custom Cypress Wood Cabinetry
- ◆ Huge wall to wall Pella window looking out to the lake and back yard
- ◆ Plush carpet
- ◆ Private Bathroom
- ◆ Custom Cypress Trim Work

MASTER BATH AND CLOSETS

- ◆ Wall to Wall Pella Picture Window with extraordinary views of the lake
- ◆ Tumbled Marble Floors and Walls
- ◆ Gas Fireplace with tumbled marble face with glass tile accents
- ◆ Large, Free Standing Soaking Tub with Wrought Iron Details
- ◆ All Glass Large Shower with Tumbled Marble Bench and Glass Wall Tiles
- ◆ Ceiling Mounted Rain Shower Head, Wall Mounted Shower Head, Jets and Hand Held Sprayer
- ◆ His and Hers Separate Closets with Custom Cabinetry
- ◆ Custom Storage Cabinetry with Laundry Hamper Drawers and Linen Cabinets

FRONT PORCH

- ◆ Large Area that seats many people comfortably. It has a beautiful view of the front yard and a perfect spot for watching sunsets
- ◆ Restoration Hardware Furniture
- ◆ Center Drive has a Paul Tamanian Original Art Piece
- ◆ Original Paul Tamanian Sculptured Wall Art

COURTYARD

- ◆ This space is designed for entertaining, with guests entering from the courtyard into the hallway and a separate door leading directly to the pool. It allows for outdoor gatherings without access to the main house
- ◆ The Entrance Area has a porch area that it perfect for use as a potting area
- ◆ Water Feature

BACK PORCH

- ◆ Large Covered Back Porch with Copper Slate Flooring
- ◆ Restoration Hardware Furniture
- ◆ Amazing Views of the Lake and Back Yard
- ◆ Built-in Speakers with Sonos Sound System
- ◆ Lutron Lighting System
- ◆ Large areas for entertaining and dining
- ◆ Custom Built Stone Fire Pit in back yard near the Lake

OUTDOOR KITCHEN

- ◆ Built-in gas grill, 2 Stove top Burners and 2 Frying Stations
- ◆ Custom Pecky Cypress Cabinetry with Corian Counter tops and Glass Tile wall Accents
- ◆ Copper Slate Flooring
- ◆ Restoration Hardware Furniture
- ◆ Restoration Hardware Wood Burning Fireplace overlooking Waterfall Pool Area
- ◆ Built-in Speakers with Sonos Sound System
- ◆ Lutron Lighting System

SWIMMING POOL AREA

- ◆ Large Swimming Pool Featuring a Waterfall with Tennessee Boulders for the kids (and Adults) To jump off into the water!
- ◆ Lighting system for night swimming and entertaining
- ◆ Pool can be heated
- ◆ Pool has a large platform for small children to play and sit
- ◆ Deep end is 6'
- ◆ Huge deck area for plenty of seating
- ◆ Built-in Speakers with Sonos Sound System
- ◆ Lutron Lighting System
- ◆ The owners have entertained well over 100 guests in this area comfortably, with room to spare
- ◆ Gorgeous View of the Lake

GARAGE

- ◆ 3 Car Garage
- ◆ 2 Pella Window Walls
- ◆ Large Attic
- ◆ Large, Separate Storage Room with its own Entry
- ◆ Soft Water System
- ◆ Sprinkler System

Commissioned art: the original Paul Tamanian collection — every piece handmade for the space it occupies — is valued in the hundreds of thousands of dollars. The home conveys fully furnished with its custom furniture and custom art, excluding family heirlooms.

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Features and finishes as described by the seller and not independently verified by the broker. Furnishings, art, and equipment conveying with the sale are subject to the seller's inventory and exclusions schedule and to be confirmed in the purchase contract. Square footage per the home's custom floor plans; acreage per Leon County tax records.