

IMPERIAL PROPERTY DEVELOPMENT

PRESENTS

THE LUGANO

QUAIL WEST GOLF & LAKE ESTATE LOT #38 ON THE 15TH FAIRWAY
4228 BRYNWOOD DRIVE

Five Bedrooms, Five Baths, Powder Room, Library, Formal Dining Room, Living Room, Family Room, Breakfast Room, Gourmet Island Kitchen, Laundry Room and Three Car Side Entry Garage. Total Area Under Roof, 6886 Square Feet. Total AC Living Area, 5404 Square Feet.

FEATURING:

**Keystone Exterior and Interior Columns and Trim*
**Keystone and Marble Fireplace*
**14' Fixed Picture Living Room Windows*
**Sunken Marble and Granite Bar*
**Walk-in Wine Room with Glass Doors*
**61" Philips Surround Sound Media Center*
**Thermadore and SubZero Kitchen Appliances*
**Poggenpohl Maple Cabinetry and Island*
**Black Granite Kitchen Countertops*
**Frankie Kitchen Sinks and Gold Faucets*
**"His" and "Hers" Built-In Custom Closets*
**Master Suite "Good Morning" Kitchen*
**Master Bath Marble Vanities and Shower*
**Complete Furniture Package*
**Guest Suite Private Courtyard Entrance*
**Guest Suite Kitchenette*
**Circular Cobblestone Driveway*
**Italian Saturnia Flooring with Inlays*
**Marble Vanity Tops Throughout*
**Caradco Insulated Casement Windows*
**Solid Brass Lever Hardware*
**Kohler Bath Fixtures*
**Central Security System*
**Computerized Telephone System*
**Custom Coffered Ceilings*
**Outdoor Kitchen and Bar*
**Pool and Spa Package with Marble Trim*
**Keystone Pool and Lanai Deck*

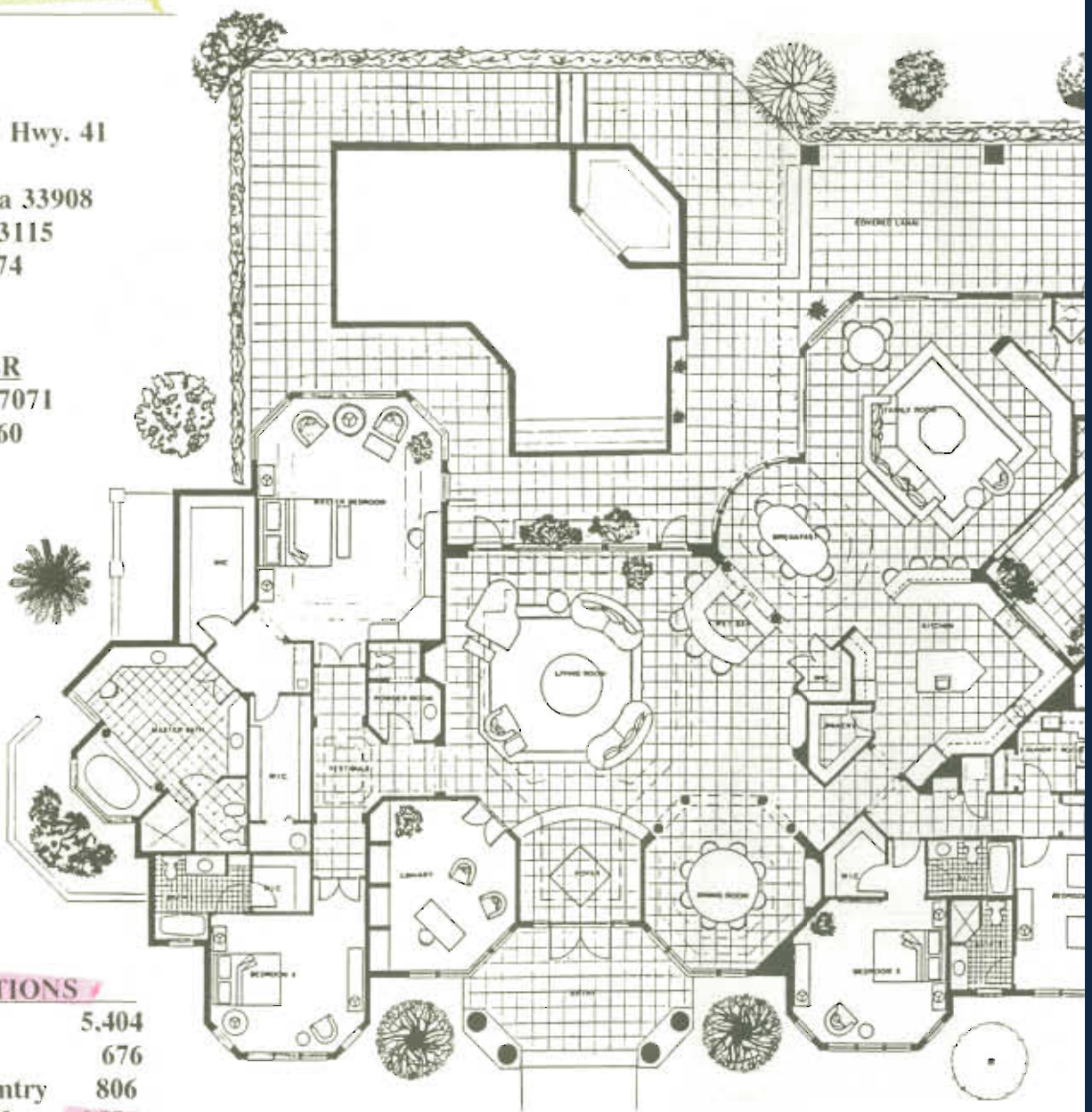
Architecture By Randall Stofft, Architect, Boca Raton/Naples, Florida
Interior Design by Direct Interiors of Boca Raton, Florida

Available at $1,800,000, Furnished.

IMPERIAL
PROPERTY DEVELOPMENT

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QUAIL WEST
MODEL CENTER
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AREA CALCUATIONS

Living Area	5,404
Garage	676
Covered Lanai/Entry	806
Total Under Roof	6,886

Lugano Imperial Property Dev Floor Plan | Quail West, Naples FL | Courtesy of McGreevy and Comisar | Domain Realty Group

mcgreevyandcomisar.com | domainrealtygroup.com | Plans for reference only; sizes and features vary by home.