

# SHOWCASE HOME | SOPHIA

Street Address: 14030 Bastille Street

A/C Sq. Ft.: 3274 sq. ft.

Bedrooms: 3 Bedroom, Flex Room & Bonus Suite

Bathrooms: 4 ½

# KOLTER HOMES®



ELEVATION: Modern

Exterior Color Package: A5



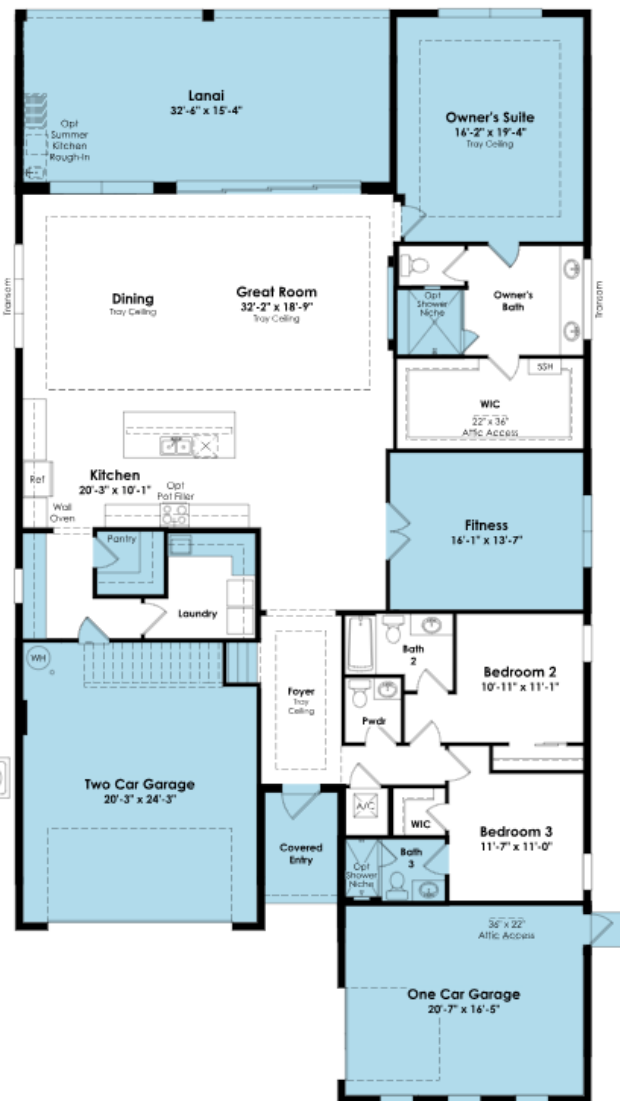
HOMESITE: 1.002



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KOLTERHOMES®

# SHOWCASE HOME FLOORPLAN



This stunning Sophia floorplan, newly completed by Kolter Homes is perfectly situated on a southern-facing homesite within the premier 55+ community of Esprit. Offering 3 bedrooms, a Second-Story Bonus Suite, and 4.5 bathrooms, this residence blends thoughtful design with elevated livability. The upstairs bonus suite includes a full bath and walk-in closet, making it ideal for guests, multigenerational living, or a private retreat.

The owner's suite and lanai have been extended an additional 4 feet, creating enhanced indoor/outdoor living. A 16-foot wide, 10-foot-tall sliding glass door seamlessly connects the great room to the lanai. The outdoor space features a privacy wall and pre-plumbing for electric, gas, and water, offering the perfect foundation for a future summer kitchen.

Inside, the great room includes a beautifully finished electric fireplace, adding warmth and ambiance. The Chef's Kitchen (Monogram) is a true centerpiece complete with gas cooking, an upgraded built-in pantry, 3" thick quartz island with waterfall edge, and elegant second-tier upper cabinetry. The home also includes a Built-In Fancy Pantry for additional storage and design appeal.

The owner's bath is enhanced with the deluxe shower upgrade, offering a spa-inspired retreat. Additional high-value features include a tankless gas water heater and spray-foam insulation, both contributing to comfort and energy efficiency.

With a 3-car extended garage, soaring ceilings, and Kolter's signature craftsmanship, this Sophia inventory home delivers luxury, comfort, and effortless living all within the private and amenity-rich Esprit community.

## SHOWCASE HOME FEATURE HIGHLIGHTS

### KITCHEN DETAILS

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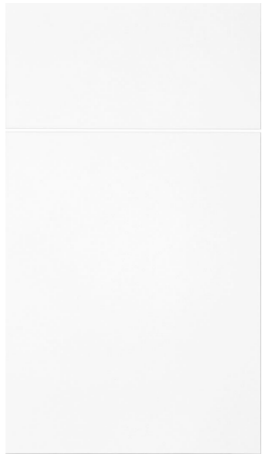
- **Chef Kitchen Configuration** with 36" Monogram gas cooktop and artisan wood hood
- **Monogram Appliance Suite – CHEF Package C** (cooktop, wall oven, microwave, dishwasher, refrigerator)
- **48" Monogram Built-In Refrigerator** upgrade
- **Level 6 Summit MDF Whitecap cabinetry** with **Second-Tier Upper Cabinets**
- **Contempra Driftwood Pantry Built-In Cabinetry** with Level 4 finishes
- **Quartz countertops:** Inverness Frost (perimeter), Inverness Everleigh (island)
- **3" Thick Quartz Waterfall Island** with upgraded edge
- **Full-Height Quartz Backsplash** (Inverness Frost)
- **Cabinet Panel Package** and **Flat Crown Molding**
- **Pendant lighting outlets** pre-wired over island
- **Under-Cabinet LED Lighting**
- **Built-In Fancy Pantry**
- **Upgraded Moen Cia Motion Sense Faucet**
- **Single-bowl Moen undermount sink (32")**
- **GE Garbage Disposal**
- **Owner's Entry cabinetry + quartz** to match kitchen finishes
- **Pantry door upgrade:** 1-Lite glass panel door

### STRUCTURAL OPTIONS

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- **4' Owner's Suite & Lanai Extension**
- **16' Wide x 10' Tall Sliding Glass Door** (4-panel)
- **Electric Linear Fireplace – 74"**, full tile surround
- **Owner's Deluxe Shower** (extended spa shower)
- **Shower ILO tub – Bath #3**
- **Added Service Door – 1-Car Garage**
- **Laundry Room Pass-Thru Door**
- **Bonus Room w/ Closet & Full Bath** (Elevation D)
- **Fitness Room w/ Double Doors, Floor Outlet, & Raised TV Prep**
- **Open Cell Spray Foam Insulation (R-20)**
- **Exterior Tankless Gas Water Heater – Rinnai**
- **Gas Stub Out for Future Pool Heater**
- **5' Privacy Wall with Pre-Plumb for Summer Kitchen**
- **Smooth Wall Finish Throughout Home**
- **Garage Epoxy Floor Coating (Pewter with Flakes)**

## SHOWCASE HOME DESIGNER FEATURES | KITCHEN



**KITCHEN CABINETS – KITCHENCRAFT**  
**PERIMETER: SUMMIT WHITECAP**  
**ISLAND: CONTEMPRA VERTICAL DRIFTWOOD**



**HARDWARE –**  
**625-160-SN**



**PERIMETER COUNTERTOP & FULL HEIGHT**  
**BACKSPLASH – CAMBRIA INVERNESS FROST**



**KITCHEN FAUCET –**  
**MOEN CIA SS**



**FLOORING – MOHAWK REVWOOD**  
**BLEACHED LINEN**



**ISLAND COUNTERTOP – CAMBRIA**  
**INVERNESS EVERLEIGH**

## SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATHROOM



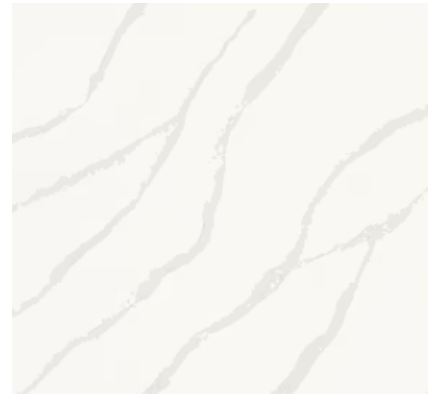
**BATHROOM CABINETS – KITCHENCRAFT  
SUMMIT SLAB WIRED MERCURY**



**HARDWARE –  
635-128-SN**



**BATHROOM FAUCET –  
MOEN CIA BN**



**COUNTERTOP – DALTILE  
INDEPENDENCE CALACATTA**



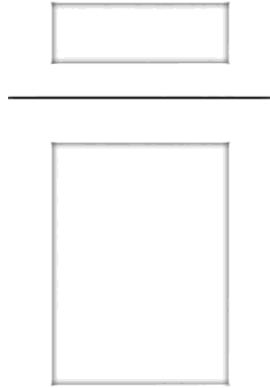
**SHOWER WALL & BATH FLOOR – EMSER  
TILE STERLINA II SILVER PL 12X24**



**SHOWER FLOOR – EMSER TILE  
WINTER FROST 2" HEX**



## SHOWCASE HOME DESIGNER FEATURES | BONUS ROOM



**BATHROOM CABINETS –  
KITCHENCRAFT SALEM WHITE CAP**



**HARDWARE –  
625-160-PC**



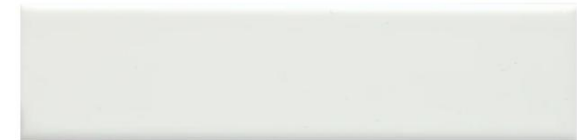
**COUNTERTOP – CAMBRIA  
SWANBRIDGE**



**BATHROOM FAUCET – CIA SL  
CHROME**

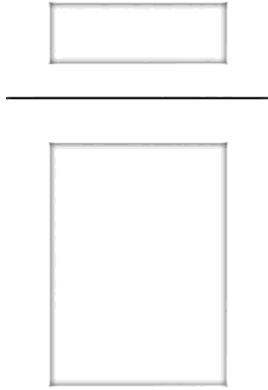


**FLOORING – EMSER TILE  
SERENDRA LUNA MT 12X24**



**BATH WALL – EMSER TILE CATCH  
ICE MT 3X12**

## SHOWCASE HOME DESIGNER FEATURES | BATHROOM 2



**BATHROOM CABINETS –  
KITCHENCRAFT SALEM WHITE CAP**



**HARDWARE –  
625-160-PC**



**COUNTERTOP – CAMBRIA  
QUARTZ ELLA**



**BATHROOM FAUCET – CIA SL  
CHROME**

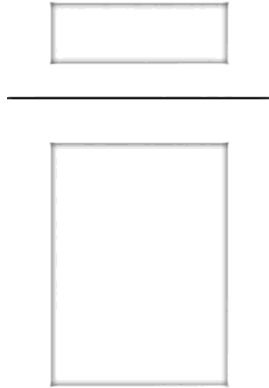


**FLOORING– EMSER TILE  
STERLINA II WHITE MT12X24**



**TUB WALL – EMSER TILE  
STERLINNA II WHITE PL 12X24**

## SHOWCASE HOME DESIGNER FEATURES | BATHROOM 3



**BATHROOM CABINETS –  
KITCHENCRAFT SALEM WHITE CAP**



**HARDWARE –  
625-160-PC**



**COUNTERTOP – CAMBRIA  
QUARTZ EVERLEIGH**



**SHOWER WALL – EMSER TILE  
TIMES SQUARE WHITE PL 12X24**



**BATHROOM FAUCET – CIA SL  
CHROME**



**FLOORING– EMSER TILE  
STERLINA II WHITE MT12X24**



**SHOWER FLOOR – EMSER TILE  
WINTER FROST 2" HEX**



## SHOWCASE HOME DESIGNER FEATURES | POWDER BATH



**BATHROOM CABINETS – KITCHENCRAFT  
HALTON**



**HARDWARE –  
BP801160-195-BN**



**BATHROOM FAUCET –  
ALIGN SL BN**



**COUNTERTOP – CAMBRIA  
QUARTZ INVERNESS FROST**

SHOWCASE HOME  
DESIGNER  
FEATURES |  
KITCHEN PENDANT  
LIGHTING

