

Villa Sybarite at **49 Solitude**

Sybarite (Syb-a-rite) [sib-ah-rahyt] - a place devoted to luxury and pleasure



The Property:

- ❖ Villa Sybarite sits on 1 acre of land facing north with a spectacular view of Buck island.
- ❖ The property can be configured as a private estate of 4.5 acres when the optional 2 lots are included
 - Creates a private, quiet and peaceful environment
- ❖ The Villa is positioned and designed to capture the trade winds
- ❖ The Villa shares a private, paved road with 4 other homes
 - The private road is dead-end with no unwanted traffic
 - The road is maintained by the 7 Flags homeowners association



The Villa:

- ❖ Villa Sybarite was practically designed, architecturally enhanced by the current owners and easy to maintain
- ❖ Construction quality exceeds building codes and standards
- ❖ Courtyard style living ensures privacy and security
- ❖ Sensible and extensive custom built-ins provide ample storage
- ❖ The Villa incorporates West Indian Style indoor and outdoor living
- ❖ The Villa has 4 split A/C units including a ¾ ton unit for cooling the great room
- ❖ Ceiling fans throughout
- ❖ The large gallery faces north for the outdoor living room and dining room and east for enjoying the pool and bar
- ❖ The gingerbread trim was custom designed and hand crafted in St. Barths
- ❖ Custom designed automatic security gate with intercom
- ❖ New kitchen appliances and mahogany counter tops
- ❖ Automatic pool with built-in vacuum and chlorine generator system
- ❖ Hurricane shutters to cover all glass
- ❖ 10,000 watt back-up generator to run the entire house

Construction Details:

- ❖ 24 inch on-center beams (instead of the standard 36 inch) for maximum strength
 - Triple layered roof with cypress tongue and groove ceiling, topped by plywood, capped by 24 gauge commercial grade metal roofing with crimped seams and hurricane fasteners throughout
- ❖ Reinforced filled walls with connected re-bar
- ❖ Sliding doors capped with steel I-beams
- ❖ Oversized solar water heater collector with 90 gallon storage and electric backup
- ❖ Oversized cisterns totaling 38,000 gallons
- ❖ UV water filtration and purification system (kills 99% of all waterborne bacteria)
- ❖ Grey water system



The Landscape:

- ❖ The landscape was professionally designed for Xeriscape requirements (low water)
- ❖ Plant materials were specifically selected for *low maintenance*
- ❖ Drip irrigation system
- ❖ Extensive rock terrace planting walls to eliminate erosion
- ❖ Adjacent lot (118 Cotton Valley) includes extended parking for the villa, citrus orchard, level building site and separate road entry

Included Furnishings and Electronics:

- ❖ High quality indoor and outdoor furnishings including:
 - Smith and Hawkins gallery living room suite
 - Guyana hand-made teak dining set
 - Powder coated frame outdoor chairs by Telescope etc.
- ❖ State-of-the-Art Electronics:
 - Toshiba 42" HD flat panel LCD TV in great room
 - Sony 600 watt home theatre system in great room
 - Sharp 17" flat panel plasma TV in Master Bedroom
- ❖ All furniture is low maintenance, high quality and durable for the tropical environment



Offered at ~~\$999,999~~ \$699,000

MLS# 11-2157

Lot 48 Solitude (west – 2.2 acres) ~~-\$125,000~~ \$95,000

Lot 118 CV (east – 1.2 acres) ~~-\$125,000~~ \$75,000

Or both lots for \$150,000

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