

# PWAN PLATINUM EXCLUSIVE PROPERTY PROSPECTUS

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## **Luxurious 5-Bedroom Detached Estate with 4 Washrooms**

Listing Price: \$7,800,000

Location: Victoria Garden City – PWAN Platinum Executive



## OVERVIEW

Experience the height of refined living in this breathtaking 5-bedroom, 4-washroom detached estate—an extraordinary residence offering a unique blend of architectural elegance, modern luxury, and resort-style amenities. Set on a sprawling 2-acre lot in a prestigious gated community, this 8,500 sq. ft. home is tailored for buyers who seek sophistication, privacy, and enduring value.

## PROPERTY HIGHLIGHTS

- Bedrooms: 5
- Washrooms: 4
- Living Area: 8,500 sq. ft.
- Lot Size: 2 acres
- Asking Price: \$7,800,000
- Key Features: Infinity pool, wine cellar, gym, home theater, smart home system
- Added Value: Historical significance, rental income potential, exclusive location

## EXTERIOR & GROUNDS

From the moment you arrive, the estate's grandeur is undeniable. The facade is adorned in cream-toned masonry with black-trimmed windows and elegant dormers. Professional landscaping includes vibrant gardens, mature shade trees, and stone walkways. The backyard is a private paradise, featuring:

- Infinity Pool with lounging deck
- Pergola & Outdoor Kitchen for entertaining
- Water Feature offering tranquil ambiance
- Three-Car Garage with EV charging



## INTERIOR OVERVIEW

Step inside to find soaring 12-ft ceilings, radiant Italian marble flooring, and custom designer finishes throughout. The grand foyer leads to open-concept living spaces that seamlessly blend comfort and opulence.

[Image Placeholder: Foyer + Living area with chandelier/fireplace]

[Image Placeholder: Open-plan layout showing dining/kitchen]

## LIVING & ENTERTAINING SPACES

- Great Room: Showcases coffered ceilings, a crystal chandelier, and marble-accented fireplace
- Gourmet Kitchen: Fully equipped with top-tier appliances, a 10-ft center island, custom cabinetry, and quartz countertops
- Formal Dining Room: Accented with wainscoting and designer lighting
- Breakfast Nook: Garden-facing with full-length windows for natural light

[Image Placeholder: Kitchen close-up + Formal dining setup]



## BEDROOMS & SUITES

- Primary Suite: Features a private balcony, walk-in wardrobe, sitting area, and a spa-style en-suite
- En-Suite Bathroom: Dual vanities, rain shower, freestanding soaking tub, gold fixtures, and heated floors
- Four Additional Bedrooms: Each spacious with large closets, garden views, and luxurious finishing





### LUXURY WASHROOMS

- Modern finishes with marble countertops
- Frameless glass showers
- Custom vanities with backlit mirrors
- High-end fixtures throughout

### HIGH-END AMENITIES

- Home Theater with surround sound & reclining seating
- Temperature-Controlled Wine Cellar (up to 500 bottles)
- Fitness Center with mirror walls and full equipment
- Smart Home System: Control climate, lighting, security from your device
- Additional Features:
  - Central vacuum system
  - Whole-house generator
  - Security with cameras & smart locks
  - In-home laundry with premium washer/dryer



## VALUATION & MARKET INSIGHTS

Professionally appraised at \$7.8M, this estate stands out for its location, design, and amenities. Local luxury properties have appreciated 8–12% annually over the last five years. With ongoing infrastructure upgrades and upscale retail developments in the area, value growth is projected to continue.

## INVESTMENT POTENTIAL

- Short & Long-Term Rental Viability: Expected 5–7% ROI annually
- Architectural Heritage: Formerly owned by a renowned architect
- Attractive to High-Net-Worth Buyers: Potential for international interest
- Lifestyle Upside: Live like you're on vacation, every day

## WHY THIS PROPERTY?

This estate isn't just a home—it's a legacy. Its size, setting, and bespoke features make it a sanctuary for family living, executive retreats, and luxurious entertaining. Whether you're seeking exclusivity, investment value, or both—this is a property that delivers on every front.

## CONTACT DETAILS

Agent Name: [Insert Your Full Name]

Phone: [Insert Contact Number]

Email: [Insert Email Address]

Real Estate Agency: [Insert Agency Name]

Private Viewings Available By Appointment Only