

Estates of Wilds Plantation Feature Sheet

3222 SW 106th Street, Gainesville FL 32608

3,955 SF on a .56 Acre Perimeter Lot with Common Area Behind

4 Bedrooms, Separate Office, Upstairs Bonus Room/5th Bedroom - 4.5 Baths

✓ Kitchen

48" Thermidor dual-fuel range/oven

Dual appliance garages

Custom high-flow vent hood

Touchless sink faucet

LG French door, two drawer refrigerator

Large, walk-in pantry with wood shelving

✓ Living Space(s)

Spacious, open family room with coffered ceiling

Wide-plank wood floors

Granite/marble/quartz countertops throughout

Multiple accent wall features

Tray ceiling with cove accent lighting in master

Built-in shelves

Separate dining room with vaulted ceiling

Stone façade, gas fireplace

Bar/buffet with beverage cooler, perfect for hosting

Multiple accent wall features

Stop-and-drop with built-in bench, cubbies, drawers and workstation

✓ Upstairs

Spacious, 500 SF bonus room/5th bedroom

Full bathroom

Large Storage Closet

North and West Facing Windows

Con't →



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✓ Outdoor Living

16' retractable sliding doors

Large pool with terrace and waterfall

Tongue & groove wood accent ceiling

32" four-burner Blaze gas grill

Full summer kitchen

Travertine patio/pool decking

Motorized retractable screens

✓ Exterior of Home

Full landscape lighting

48" firepit with paver surround

Footers for future pool enclosure, if desired

Custom playhouse and swing set

Raised bed vegetable garden

Large private backyard, backing to subdivision common area (see survey)

✓ Additional Features

Corner lot

Rear entry garages

Half bath accessible from pool, lanai and backyard

Spacious driveway / parking area

Oversized 915 SF three-car garage

Low maintenance aluminum fencing

Backup generator receptacle with transfer switches

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Energy Efficiency:

- Icynene spray foam insulation under roof

One of the most energy efficient insulation products on the market, Icynene is made from recycled material that does not contain any harmful gases, toxic chemicals or synthetic blowing agents, making it an eco-friendly solution for this home.

After the initial spray/installation, Icynene hardens to fill every corner, creating a completely airtight seal to provide energy efficient thermal insulation; thus, reducing your energy consumption.

Typically, with Icynene, your attic space is 6-8 degrees warmer than the inside of your home. By reducing the overall attic temperature, your ceiling can lighting, the HVAC trunk lines, etc., are all maintained at a comfortable temperature, which reduces your overall electric bill.

- R-14 Spider cellulose wall insulation

Spider insulation is formaldehyde-free. This blown-in insulation uses interlocking fiber technology to fill all gaps and voids, enabling the walls of this home to be not only more energy efficient, but also more sound-efficient.

Since this product is blown-in under pressure, the settling of insulation is reduced, thus, keeping this home more efficient over time.

- Carrier Infinity climate control system (4-zone)

Separate control of this multiple 4-zone system significantly reduces hot and cold spots for more even, consistent comfort. With comfort precisely where and when you need it, money is saved on your electric bill by controlling the heating and cooling for less-commonly used rooms.

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Energy Efficiency Con't:

- Low-E Argon filled windows

Argon gas windows have either two or three panes with a sealed space in between; this space is filled with argon gas to help prevent heat transfer through the windows.

Argon gas doesn't have any odor or color. It's also non-toxic, so you have peace of mind if the window ever breaks. Argon is ideal because it also helps prevent moisture buildup, or clouding, within the window.

- Dual tankless water heaters

The two, on-demand water heater systems heat the water as it passes through each unit by using a heat exchanger to rapidly increase the water to the desired temperature.

Unlike a traditional water heater, tankless systems heat water only when needed, thus eliminating the standby energy that's lost with a traditional water heater.

- Reclaimed water service

The Estates of Wilds Plantation is one of only a few neighborhoods which offers reclaimed water for irrigation.

The reclaimed water is clear, clean, and odorless due to the treatment process completed in our local wastewater treatment plant, and is billed as a separate line item on your utility bill.



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