



## TROPICAL PARADISE AWAITS

10-ACRE ESTATE WITH PRIVATE FRESHWATER GROTTO, WATERFALL,  
COCONUT GROVE & NEARLY 12,000 SF LUXURY CUSTOM BUILT HOME.



## A THOUGHTFULLY DESIGNED, CUSTOM-BUILT HOME.

The homeowners have skillfully crafted this custom, multi-level estate, drawing inspiration from the architecture of California wineries. These homes are often integrated into the natural landscape, enhancing dimension, flow, and fostering a seamless connection between indoor and outdoor living.

**Unique Layout and Smart Home Features-** This distinctive layout functions like a home with a basement, featuring the primary suite, in-law suite, and laundry room on the main level, each situated in its own private wing. Meanwhile, additional guest bedrooms are strategically placed upstairs for enhanced privacy. The home is equipped with smart technology powered by Crestron.

**Serene Outdoor Spaces-** Throughout the estate, you'll find an abundance of balconies and porches, providing numerous tranquil spots to relax, entertain, or savor quiet moments. Each outdoor area ensures privacy while offering stunning views in every direction.



## 17201 SW 248 ST HOMESTEAD, FLORIDA 33031

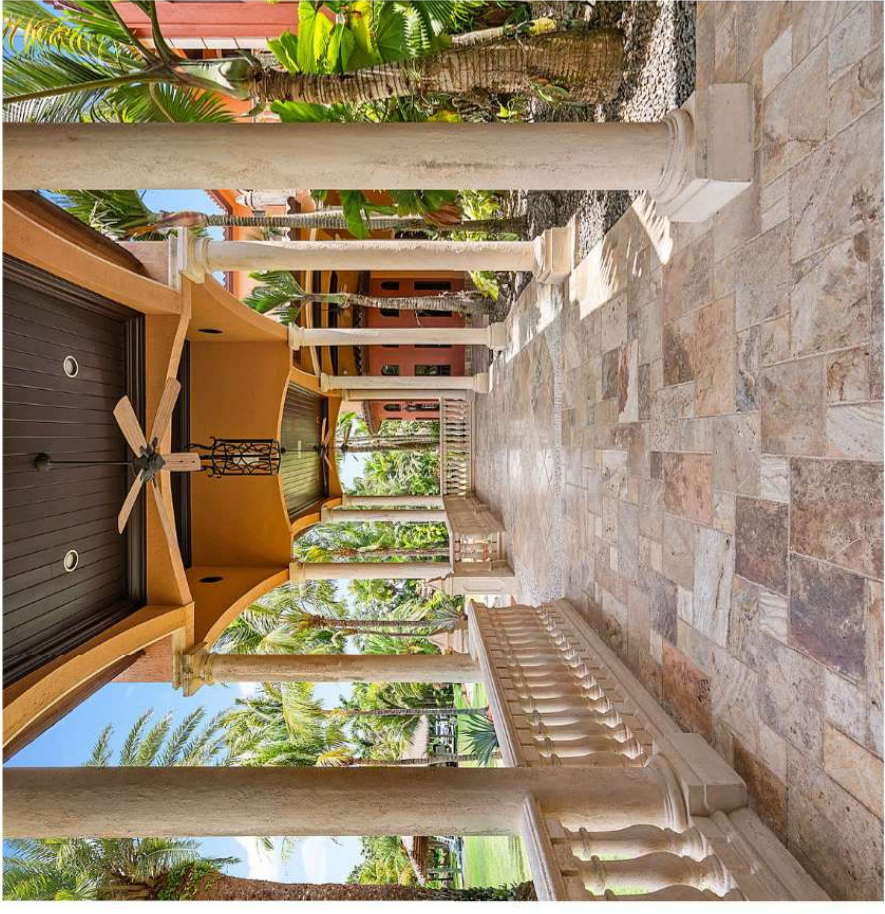
Nestled on 10 pristine acres in the heart of the Redlands and located directly behind the 12<sup>th</sup> hole of the Redlands Golf Club, this custom-built estate offers nearly 12,000 square feet of luxurious living space with 6 bedrooms, 7 bathrooms, and a 5-car garage. The perfect family estate or a potential venue for events, this 2009-built residence is a rare opportunity to own a private retreat just minutes from Miami and the Florida Keys.

<b>BEDROOM</b>	<b>BATHROOM</b>	<b>LIVING AREA</b>	<b>OUTSIDE AREA</b>
6 beds	7 baths	11,907 sq.ft.	10 Acres & Resort style Grotto

# UNMATCHED OUTDOOR LIVING: 10-ACRE TROPICAL ESTATE WITH WATERFALL GROTTO & COCONUT PALM SANCTUARY

Set on 10 sprawling acres tucked behind the Redland Golf Course, this one-of-a-kind estate offers the ultimate private escape. A lush coconut palm tree grove, tropical landscaping with natural limestone, and a freshwater grotto complete with its own beach and cascading waterfall create the feeling of a private resort. The property also features a spacious tiki hut, large enough to store a boat or RV underneath. When not used for extra parking, it serves as the perfect setting for outdoor entertaining. A long, private driveway leads to grand entry gates, accessible only by the owners, enhancing the estate's sense of security and seclusion. Whether you're exploring the grounds or lounging by the grotto, the peaceful, tropical setting makes every day feel like a vacation.

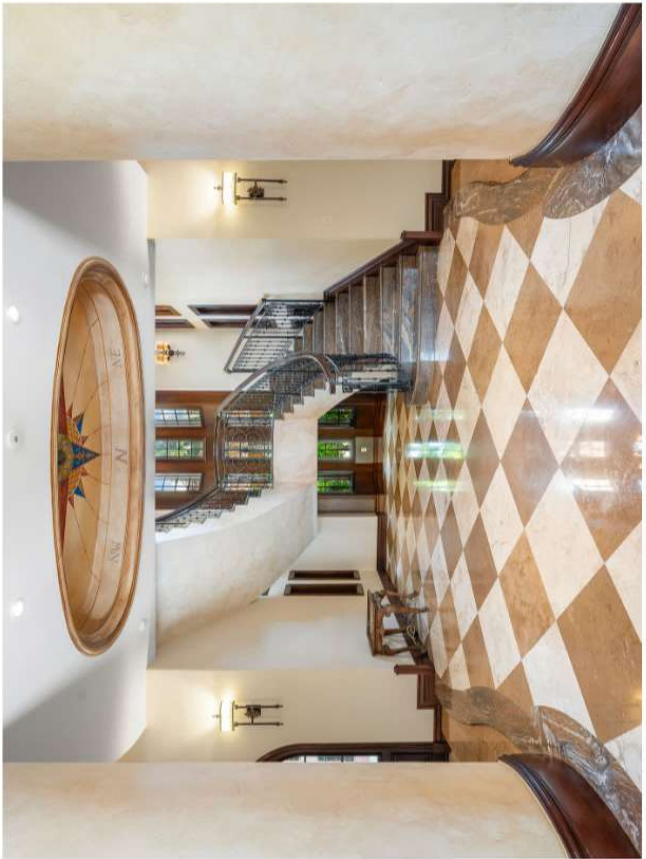
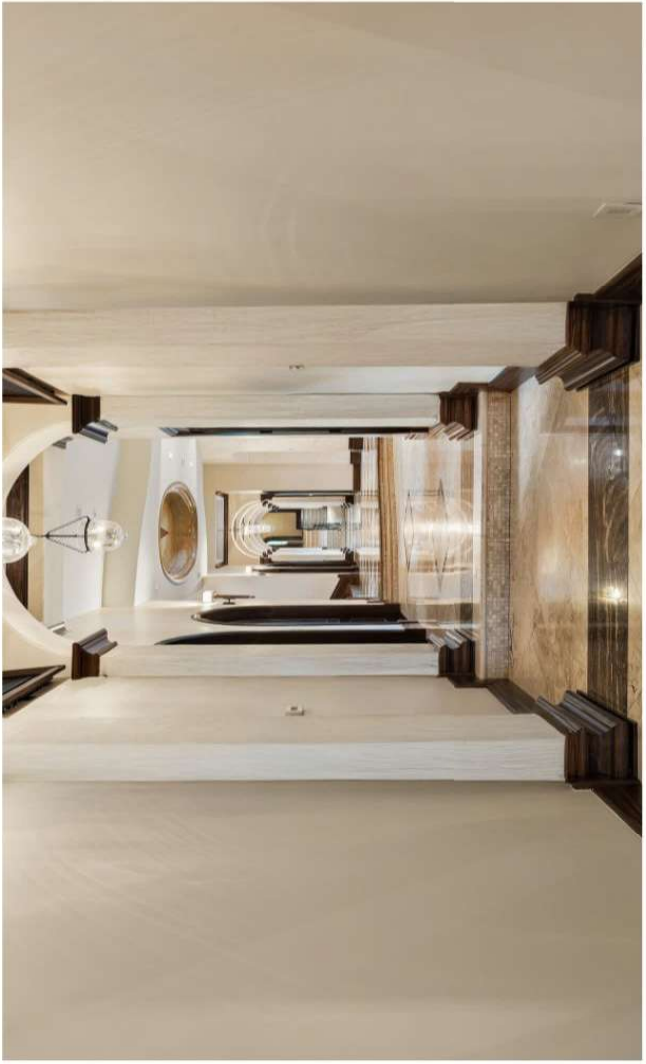




## GROUND FLOOR - OPEN SPACE DESIGNED FOR ENTERTAINING

The ground floor includes the kitchen, living room, formal dining room, Moroccan room, guest bathrooms, butler's pantry, wine cellar, trophy room, and the primary bedroom with en-suite bathroom.

Outdoor features include terraces in the front and back of the home, a large covered patio facing the backyard, and a side patio with a summer kitchen. This area offers direct access to the laundry room, garages, and in-law suite, making it both functional and ideal for entertaining.



# LIVING ROOM

Elegantly situated just off the main entry, this sunken formal living room makes a striking first impression. Vaulted, barrel-style stone ceilings add dramatic height, while rich wood trim and polished floors bring warmth and sophistication. A grand stone fireplace anchors the space, flanked by custom built-in shelving that blends functionality with timeless craftsmanship. With natural light streaming through the arched window and a seamless layout perfect for entertaining, this room is ideal for both intimate gatherings and festive holiday celebrations.



# FAMILY ROOM

This spacious family room blends warmth and elegance with its soaring ceilings, exposed wood beams, and stunning stone accent walls. Large arched windows flood the room with natural light, while custom wood cabinetry and a cozy built-in window bench add charm and functionality. Designed for both comfort and entertaining, the room features an oversized sectional and is situated just off the kitchen for easy access. Adjacent to the Moroccan room and conveniently located next to a guest bathroom, this central gathering space offers both beauty and practicality for everyday living.





## CHEF'S KITCHEN

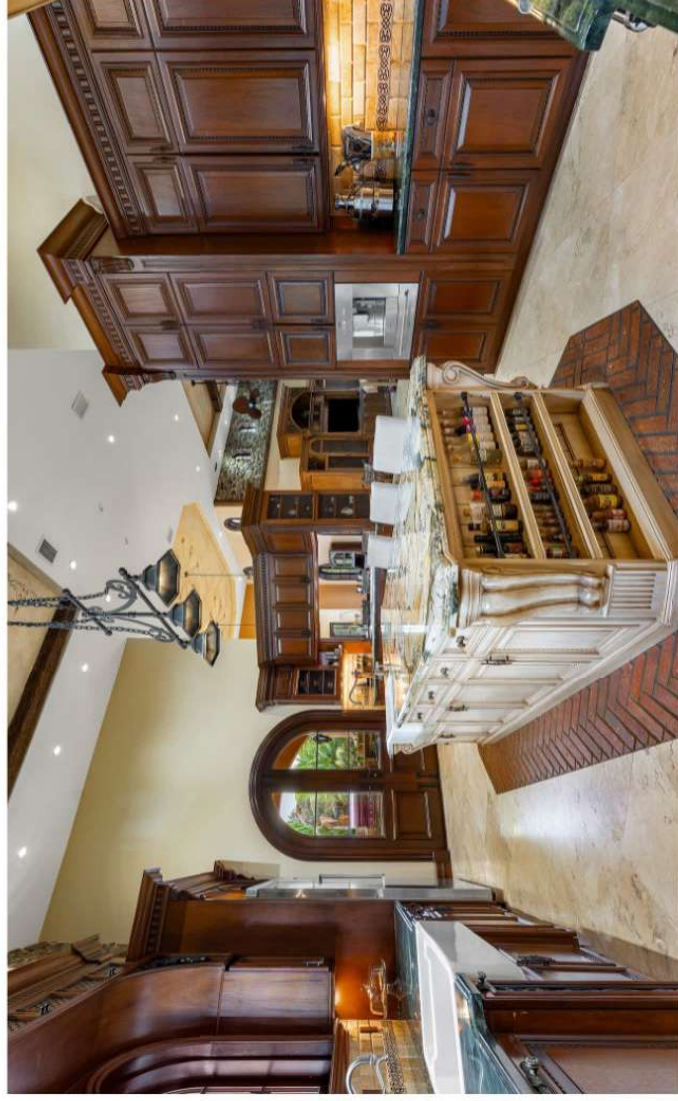
This stunning kitchen is a masterpiece of design and functionality, featuring luxurious granite countertops in Green Peace, an elegant green stone sourced from the Amazon, perfectly complementing the Caravallo granite island, which showcases striking quartz veins from the same region. A custom iron chandelier adds a touch of timeless sophistication, casting a warm glow over this exceptional culinary space.

This exceptional kitchen combines high-end function with elegant design—perfect for both everyday cooking and entertaining.

- Viking Fridge & Freezer – Extra storage space
- Gaggenau Coffee Maker – Built-in, barista-quality
- Wolf Deep Fryer – Crisp, restaurant-style frying
- 36" Garland Hibachi Grill – Dedicated hibachi station
- 48" Wolf Gas Range – 8 burners, double oven
- Wolf Electric Oven & Microwave – Precision baking and reheating
- Warming Drawer – Keeps dishes ready to serve
- Two ASKO Dishwashers – One for crystal and fine china
- Scotsman Ice Maker (Butler's Pantry) – Premium ice for entertaining



## PROFESSIONAL-GRADE APPLIANCES





## TROPHY ROOM | LOFT | BAR

This exceptional trophy room serves as a stunning showcase, currently designed to display an impressive collection of taxidermy. However, it can easily be adapted for any type of collector or enthusiast

- **Upstairs Loft** -Ideal for gatherings, a home office, or a creative studio.
- **Full Bar** -Perfect for entertaining guests.
- **Cozy TV Lounge** -A comfortable space for relaxation or showcasing personal interests.
- **High Vaulted Ceilings** - Provide an open and airy atmosphere, along with ample wall space for displays.
- **Spiral Staircase** -Leads up to the loft area, which in turn connects to a balcony.



THIS SPACE TRULY EMBODIES THE ULTIMATE RETREAT FOR BOTH LEISURE AND CELEBRATION.



# DINING ROOM & WINE CELLAR

The formal dining room showcases a spacious, open layout that seamlessly blends elegance and functionality—perfect for hosting guests and special occasions. Conveniently located near the butler's pantry and an exquisite custom wine cellar, it allows for effortless meal service and refined wine pairings. The wine cellar, designed to hold up to **800 bottles**, features an independent temperature control system, a striking blue quartz countertop, and a custom light lantern, all secured behind a lock and key for added protection. Beyond the formal and informal dining spaces indoors, the home also offers ample outdoor dining areas, ideal for al fresco entertaining and enjoying South Florida's year-round sunshine.





## PRIMARY BEDROOM



This spacious primary suite combines high-end finishes with everyday comfort and functionality. You're welcomed by a beautiful wood medallion inlay set in Old World-style walnut flooring, with Venetian plaster walls and wood beam ceilings that add warmth and character.

The suite includes his-and-hers custom closets, both finished with premium materials and featuring elegant onyx countertops. A bonus room just off the closets offers flexible use—it's perfect for a golf simulator, movie theater, home gym, or nursery.

There's also a built-in nook ideal for a home office or quiet reading space. Step out onto the private balcony, which has plenty of room for lounge seating and overlooks the waterfall and grotto. The sound of the water creates a peaceful, spa-like atmosphere, making this suite feel like your own personal retreat.

## FEATURES

- Wood medallion inlay entry with Old World-style walnut flooring
- Venetian plaster walls and beam-detailed ceiling
- His-and-hers custom closets with onyx countertops
- Bonus room for golf simulator, theater, nursery, or gym
- Office or reading nook
- Private balcony with lounge space overlooking waterfall and grotto
- Spa-like sounds and views create a serene retreat

This primary bathroom is a masterpiece of design and indulgence, featuring designer custom-color Sigma fixtures, adding an elegant and bespoke touch to every detail. The cabinetry is adorned with Edgar Berebi designer hardware, embellished with Swarovski crystals, creating a dazzling and sophisticated finish.

The luxurious Mexican onyx countertops extend seamlessly around the Jacuzzi tub and shower, infusing the space with warmth and natural beauty. The expansive shower is a true spa experience, equipped with two showerheads, a rainfall showerhead, six invigorating jet sprays, a handheld shower wand, and a built-in steam shower, transforming every shower into a rejuvenating escape.

Designed for both function and opulence, this primary bathroom offers a serene, spa-like atmosphere, perfect for unwinding in ultimate comfort.



## PRIMARY BATHROOM



## ADDITIONAL ROOMS

- A spiral staircase leads to the lower level with a gym and several storage rooms, including spaces for holiday items and tackle gear. This area offers open space and storage, with a private yard entrance, ideal for events.
- Moroccan-Inspired Retreat  
This unique room blends global artistry with luxury. A Fine Art chandelier casts a warm glow, complemented by custom hand-painted clay stone tiles from Bolivia. Every detail creates a tranquil escape for relaxation or gatherings.
- Guest Bathrooms and Balcony Areas
- Casual Dining Area Adjacent to Kitchen





## EXQUISITE SUMMER KITCHEN DESIGN

This sumptuous summer kitchen boasts a built-in grill adorned with stone accents, expansive countertops, and travertine flooring, all set under a covered patio featuring elegant columns and wood-paneled ceilings. Conveniently situated alongside the garage entry, in-law suite, laundry room, and access to the interior kitchen, this space promotes seamless indoor-outdoor living—ideal for entertaining guests or enjoying everyday relaxation in a tropical environment.

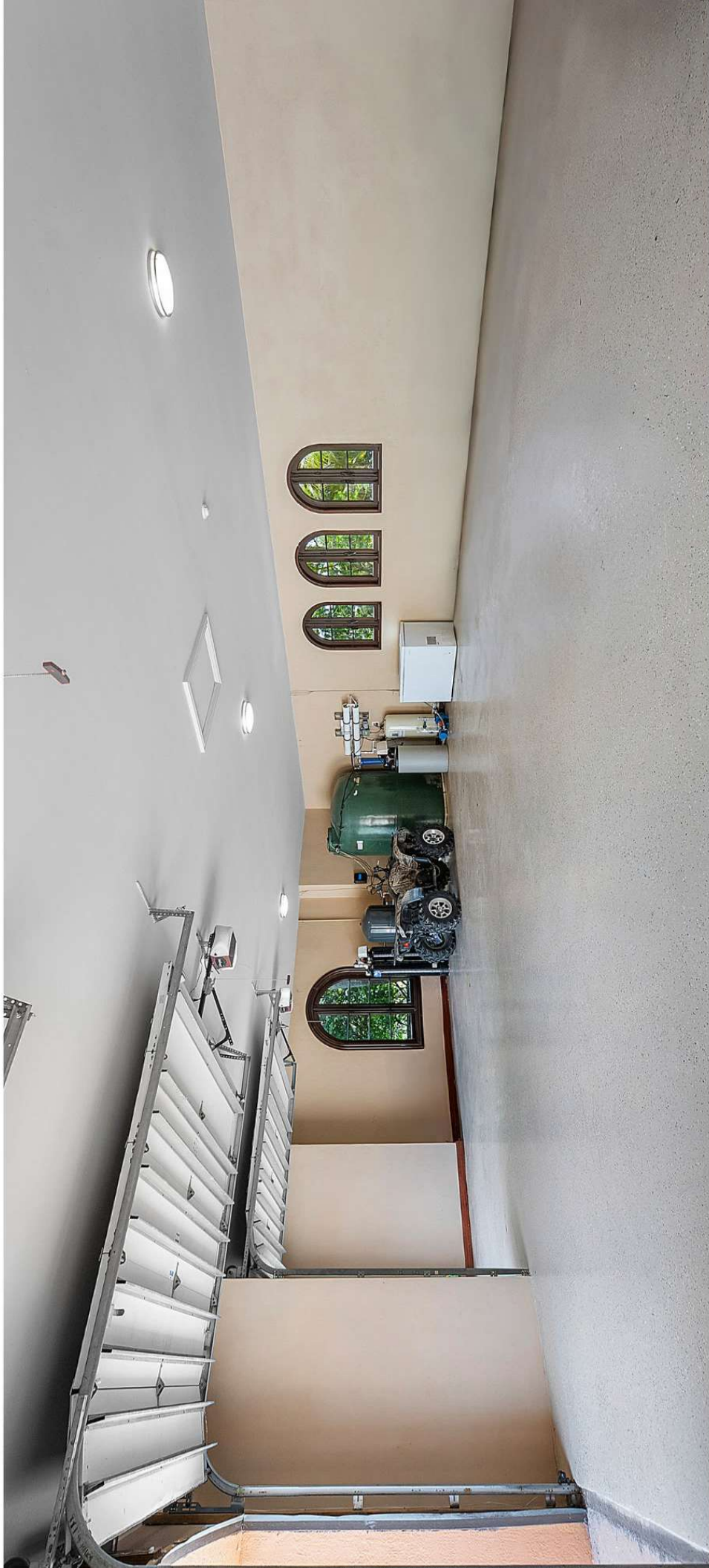
The outdoor summer kitchen is equipped with a premium 36" DCS BBQ gas grill and a DCS double gas burner, both connected to the home's LP gas system for effortless outdoor cooking.

## IN-LAW SUITE FEATURING AN ENSUITE BATHROOM AND A WALK-IN CLOSET.



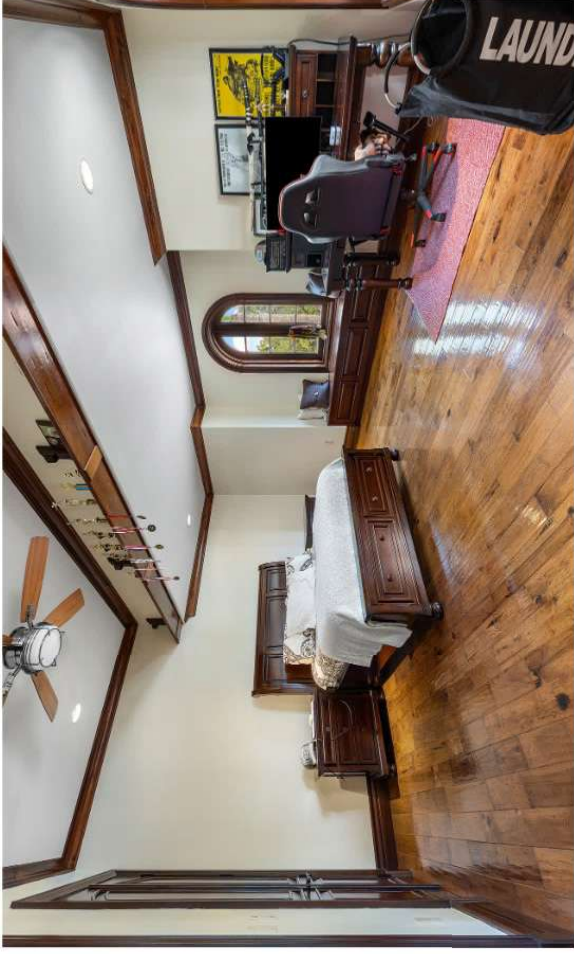
## ADDITIONAL FEATURES

A dedicated laundry room featuring granite countertops, a deep utility sink, a folding station, and new custom storage cabinets. It also includes shelving with baskets for effortless organization. Both the In-Law Suite and laundry room are situated on the same wing, complete with a separate entrance to the main residence.



## GARAGE

- Spacious garage fits 4 to 5 cars, perfect for car enthusiasts or additional storage
- Equipped with a 500-gallon reverse osmosis water filtration system with charcoal filters and UV light for premium water quality
- Whole-house water filtration system—including showers and toilets—for clean, soft water throughout the home
- Includes advanced water softener system for added comfort and appliance longevity
- Private well system means no water bill, offering long-term cost savings and independence from city utilities



## UPPER-LEVEL BEDROOMS: THE PERFECT BLEND OF PRIVACY AND COMFORT

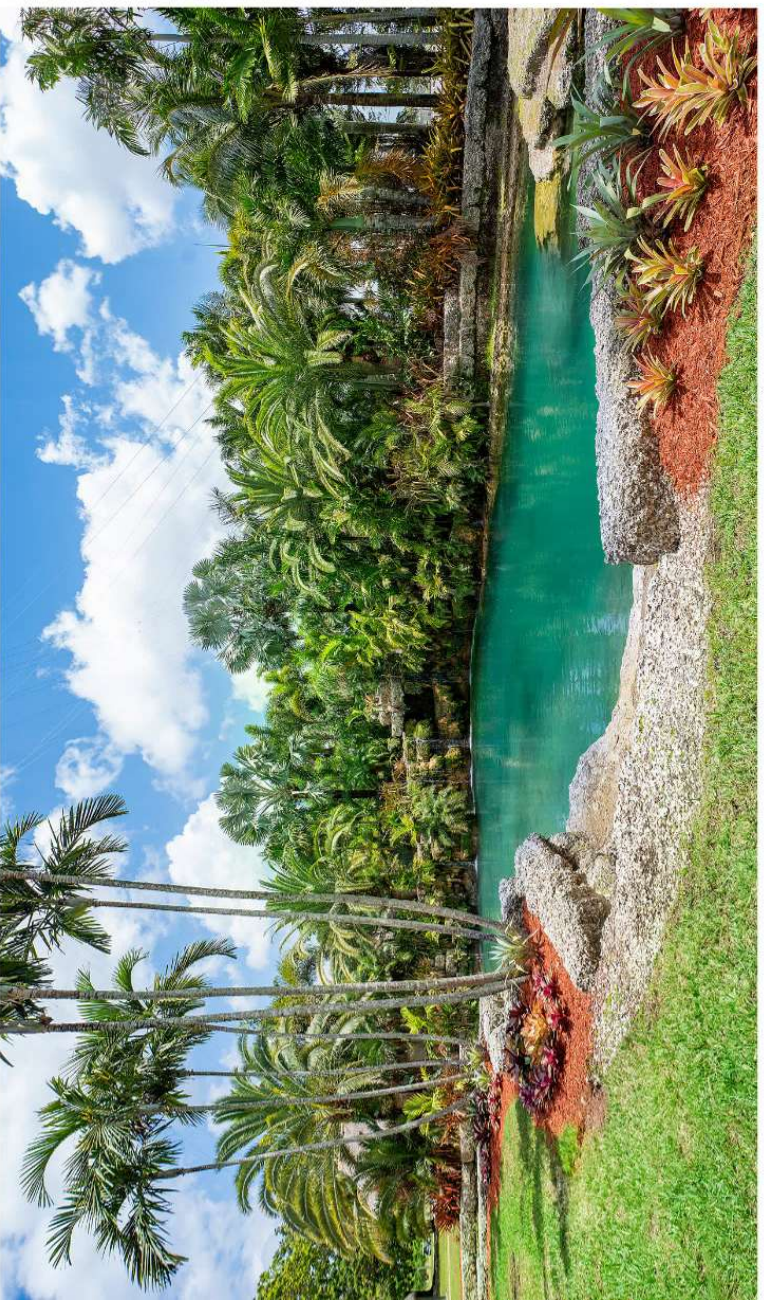
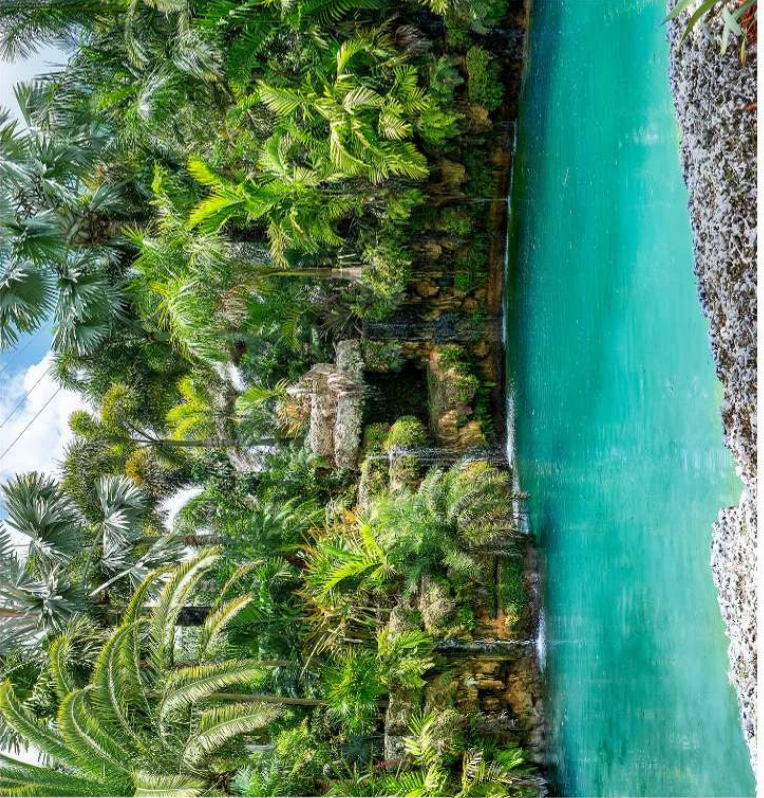
The upper-level bedrooms provide a mix of **privacy** and **comfort**, complete with spacious bathrooms, generous closet space, and a private balcony, creating an ideal outdoor retreat for guests. With their roomy layouts and sophisticated finishes, these suites are perfect for families and entertaining visitors. The design of the bedrooms caters to family needs while accommodating guests comfortably.

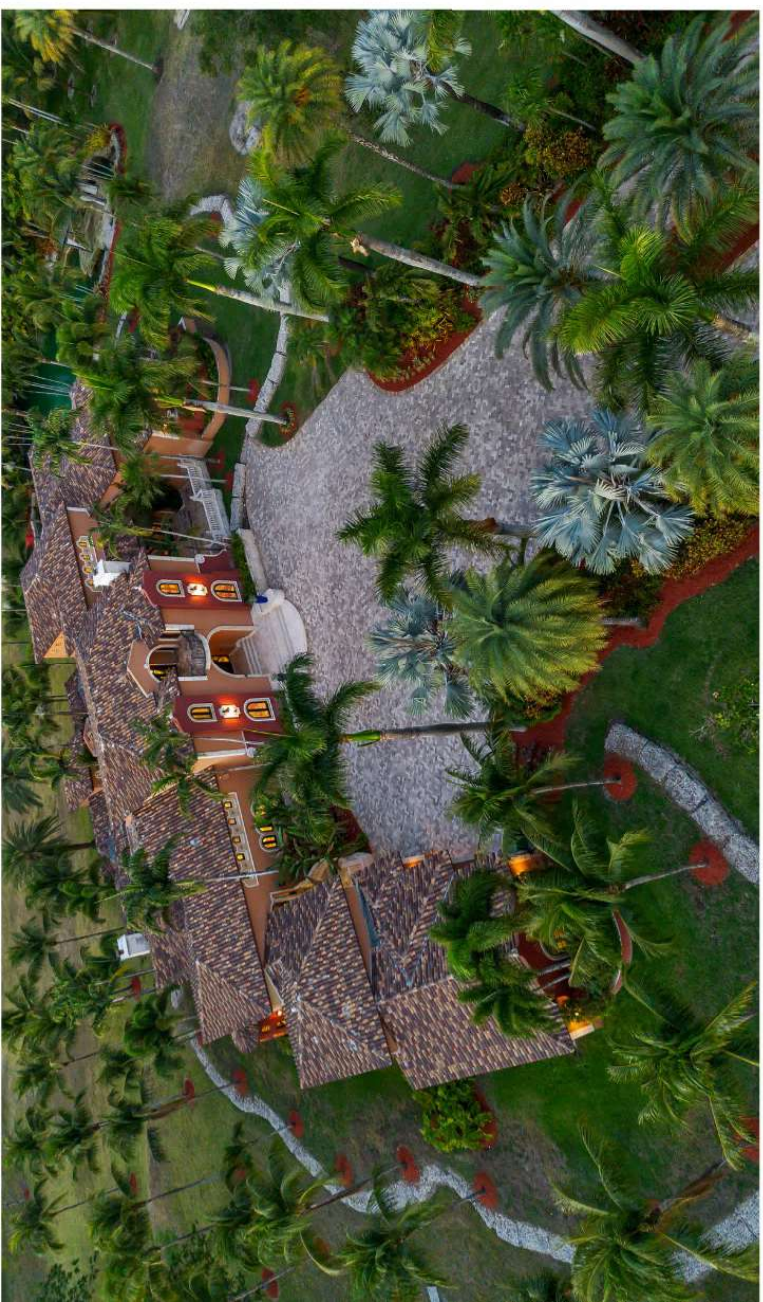
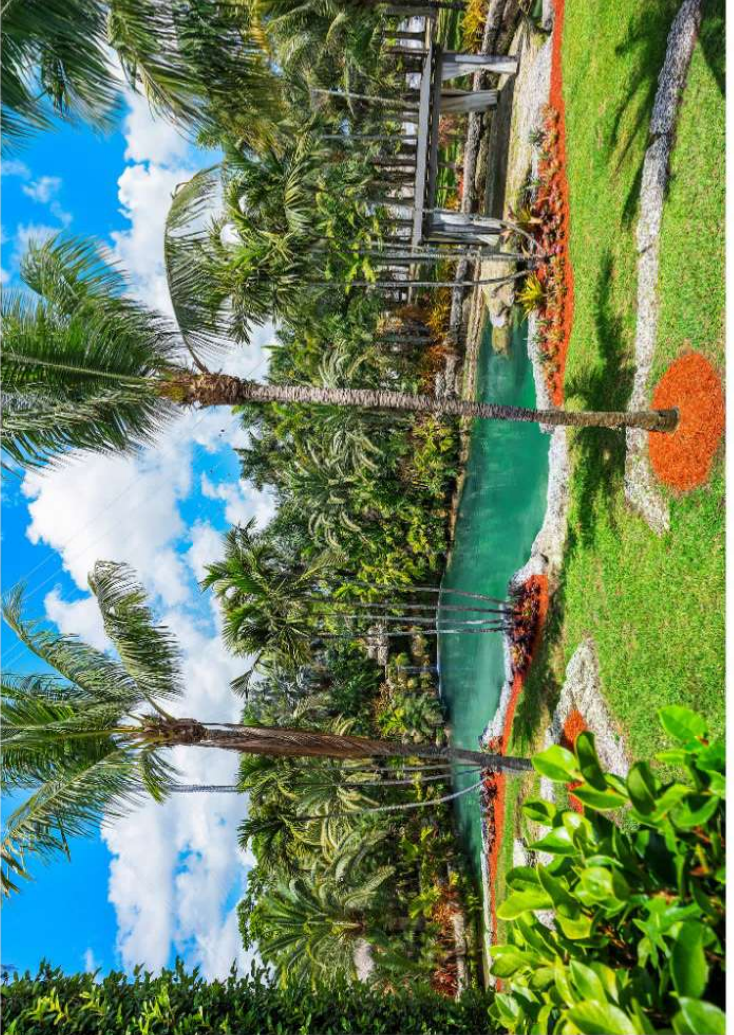




# UNMATCHED OUTDOOR SPACES



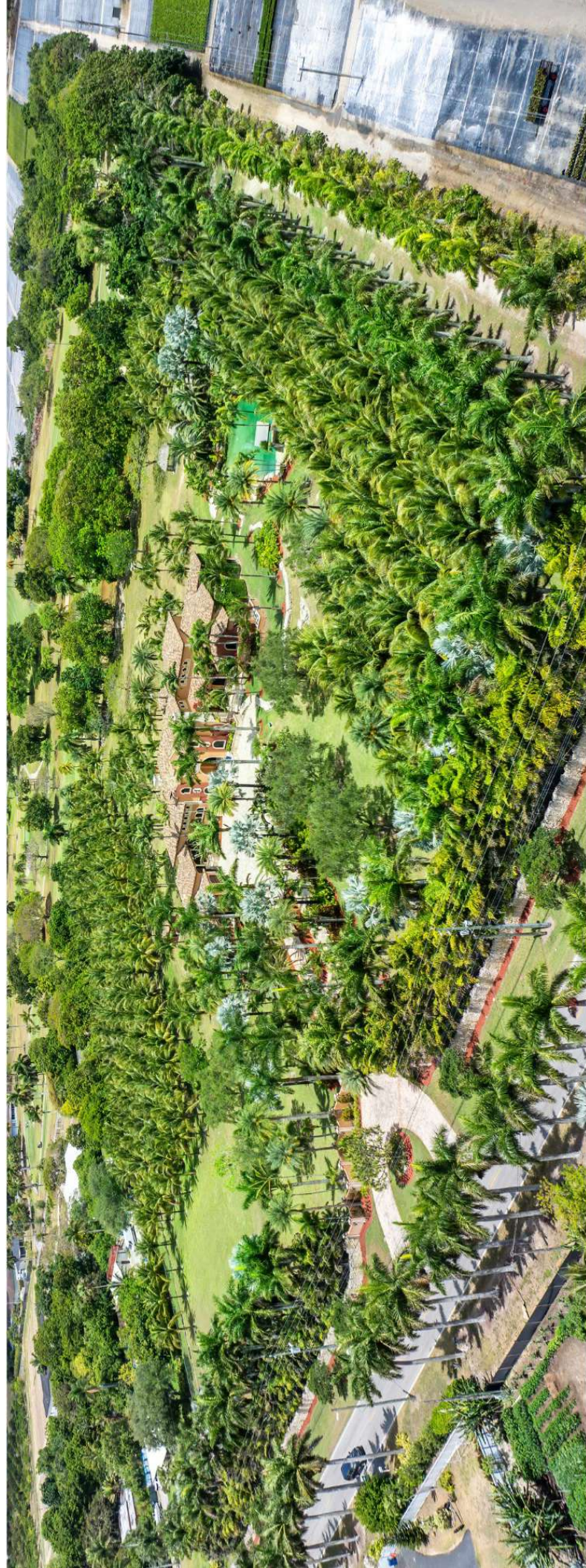




# DISCOVER THE REDLANDS, FLORIDA – WHERE TRANQUILITY MEETS LOCATION

Nestled in South Miami-Dade County, The Redlands offers a rare blend of serene countryside living with unbeatable proximity to two of Florida's most desirable destinations—just 30 miles south of Miami and a short drive to the Florida Keys. This historic and agricultural enclave is known for its expansive estates, tropical fruit groves, equestrian properties, and lush, open landscapes. Ideal for those seeking space, privacy, and a slower pace, The Redlands feels worlds away from the hustle of the city—yet residents enjoy quick access to major highways, top-rated schools, and nearby attractions like Everglades National Park, Coral Castle, Schnebly Winery, and Homestead-Miami Speedway.

Zoned primarily for estate and agricultural use, the area has become a prime location for custom homes, boutique farming, and long-term investment. Whether you're planning your dream retreat or looking for land with future potential, The Redlands offers the perfect balance of rural charm and regional convenience—making it South Florida's best-kept secret.



# LOCATION

Serene Country Living Meets  
Modern Convenience in the  
Heart of The Redlands



## THE REDLANDS

The Redlands offers a rare blend of peaceful, rural living with unmatched convenience—just minutes from major highways, grocery stores, dining, shopping, local schools, and everyday essentials. Its prime location also provides access to Miami, the Florida Keys, local marinas, golf courses, and private airports, while being surrounded by a local winery, farm-to-table markets, family-friendly attractions, and endless outdoor adventures—making it ideal for both everyday living and weekend getaways.

## AIRPORTS

### HOMESTEAD GENERAL AVIATION AIRPORT

*7 miles away*

### KENDALL-TAMIAMI EXECUTIVE AIRPORT

*16 miles away*

### MIAMI INTERNATIONAL

*24 miles away*

### FORT LAUDERDALE INTERNATIONAL AIRPORT

*60 miles away*

## FARM TO TABLE

### SCHNEBLY REDLAND'S WINERY

*6.5 miles away*

### HERITAGE MARKET

*6.5 miles away*

### ROBERT IS HERE

*9 miles away*

### KNAUS BERRY FARM

*1.2 miles away*

## GOLF

### REDLAND GOLF AND COUNTRY CLUB

*Located on the 12<sup>th</sup> hole of the  
course. No Homeowners  
Association dues. Membership  
optional.*

## MARINAS

### ISLANDIA AT BLACKPOINT MARINA

*6 miles away*

### BAYFRONT PARK

*10 miles away*



# PROPERTY OVERVIEW

- 10-Acre Private Estate nestled in the Redlands, surrounded by tropical foliage, fruit trees, and natural beauty
- Nearly 12,000 SF of Custom-Built Living Space – 6 bedrooms, 7 bathrooms, and expansive entertaining areas
- Smart Home Features from Creation – integrated systems for lighting, security, climate control, and sound
- Architectural Design Inspired by California Wineries – multi-level layout harmonizes with the natural landscape
- Resort-Style Lagoon Pool & Grotto – waterfalls, slide, spa, swim-up bar, and sun shelf for ultimate relaxation
- Gourmet Chef's Kitchen with oversized island, high-end appliances, and seamless connection to main living areas
- Elegant Wine Cellar – holds over 800 bottles, with independent climate control, blue quartz counter, and lockable entry
- Stunning Moroccan Room – fine art chandelier, custom clay stone tiles imported from Bolivia, and ambient lighting
- Luxurious Primary Suite with his-and-her custom closets, a bonus room (ideal for nursery, theater, or golf simulator), private nook/office, and balcony with waterfall views
- Dedicated In-Law Suite with private entrance, garage access, and independent living quarters
- Fully Equipped Gym with space for cardio, weights, and wellness routines
- Tackle Room for Fishing & Outdoor Gear – ideal for sportsmen and hobbyists
- Holiday Storage Rooms – thoughtfully designed for organized, year-round decor storage
- Trophy/Game Room with upstairs loft, full bar, lounge/TV area – convertible for collectors or entertaining
- Summer Kitchen & Outdoor Entertaining Areas – multiple terraces, covered patio, and side porch with direct laundry and garage access
- Multiple Dining Options – formal and informal dining areas with room for indoor and outdoor hosting
- 5-Car Garage + Spacious Motor Court – room for vehicles, toys, and equipment
- Balconies, Porches & Private Wings – perfect for multi-generational living and privacy
- Ideal for Use as a Family Compound, Private Oasis, or Luxury Event Venue
- Minutes from Miami & the Florida Keys – ultimate balance of tranquility and accessibility
- Close to Popular Local Destinations like Schnebly Redland's Winery, Robert Is Here, Heritage Market, and Knaus Berry Farm
- No HOA or Restrictions – flexibility to use the property to suit your lifestyle





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