



## DISTINCTIVE COLLECTION

*by*  
**Better  
Homes**  
and Gardens.  
REAL ESTATE



## DISTINCTIVE SALES

SUMMER 2017



DISTINCTIVE  
COLLECTION

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**Better  
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and Gardens.  
REAL ESTATE

# LUXURY *with* STYLE

Our luxury offering, Distinctive Collection by Better Homes and Gardens Real Estate®, offers the service and market experience you'd expect from a brand whose legacy was built upon a passion for the home.

With our market knowledge and luxury real estate know-how, we are able to ensure that your property stands out in the market. With a full suite of marketing programs and tools, our agents can custom-tailor a buying or selling strategy to meet your individual goals.

Together with our unique connection to a network of buyers who are interested in high-quality properties such as yours, it's easy to see how Distinctive Collection by Better Homes and Gardens Real Estate is the clear choice for your needs.

**LET US SHOW YOU SOME OF THE SPECIAL PROPERTIES  
WE REPRESENT.**





## SANTA ROSA BEACH, FL | \$2,400,000

### ELEGANT, SPACIOUS BEACH HOME IN HIGHLY COVETED LOCATION

This gorgeous beach home is a must-see. Featuring six bedrooms and six baths, the generous floorplan includes something for everyone. Three bedrooms and a sitting area are conveniently located downstairs and pool-adjacent. The second level boasts an open floorplan with a well-equipped kitchen where the whole family can gather. The second level also has the master bedroom with a large porch and beautiful master bath. Ideal for kids, the home's third level fits multiple beds and a game table. Large porches on both levels provide plenty of room for enjoying the outdoors. The lushly landscaped pool is one of the largest private pools in the community. With its premier location, the home can generate about \$250,000 per year in rental income.

**REPRESENTED BY BETTER HOMES AND GARDENS REAL ESTATE  
EMERALD COAST**



## HONOLULU, HI | \$1,890,000

### SOAK IN OCEAN VIEWS FROM THIS SPRAWLING HILLTOP HOME

Imagine living in a one-of-a-kind hilltop home where nearly all of the rooms have spectacular ocean views. This 5-bed, 4-bath stunner offers breathtaking unobstructed and panoramic vistas that span from Koko Head to Diamond Head. Spaciously designed, the home is functionally laid out on two levels, making it well-suited for multi-generational family living. Exceptional features include a first-floor master, tropical landscaping, and beautiful terraces.

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ADVANTAGE REALTY**



## OVERLAND PARK, KS | \$1,625,000

### PRIVATE MANSION WITH HIGH-END DETAILS THROUGHOUT

This breathtaking 12-acre estate in Johnson County features unparalleled quality and attention to detail. High-end finishes in the home include a chef's kitchen with six-burner Viking stove, sub-zero refrigerator, stainless steel appliances, and a walk-in pantry. The beautiful master suite with large, his and her closets, spa-like bathroom, and fireplace opens to a patio. The spacious basement includes a bedroom, full bathroom, bar, and media area. A 36x72 outbuilding is perfect for horses or hobbyists and includes a sport court, geothermal HVAC, white vinyl fence, and more!

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KANSAS CITY HOMES**



## SONOMA, CA | \$1,400,000

### GORGEOUS COUNTRY HOME WITH ITS OWN VINEYARD

You'll be wowed by this wonderful country home on 1.5 acres. Views of the valley, the bay, and Mt. Diablo can be enjoyed from inside the home and its expansive grounds. A sparkling in-ground pool, orchard, and approximately 300 Cabernet and Chardonnay vines producing award-winning wines are included on the property. Spacious decks that overlook the pool, vineyard, and valley are ideal for relaxing. Exceptional features include vaulted ceilings, an open family room and kitchen, tile floors, two fireplaces, office, guest wing, and large lower area for wine making.

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WINE COUNTRY GROUP**





## NEW ROCHELLE, NY | \$1,268,000

### WARM & INVITING RANCH WITH ROOM TO ENTERTAIN

This stunning no-step ranch in Kensington Woods sits in the perfect sun-drenched location. The pristine home features a gracious entry foyer that leads to an oversized living room with 15' ceilings, a formal dining room with tray ceilings, and a gourmet kitchen with dining area. The home's great room has a fireplace and doors that open to a blue stone patio. The master suite has tray ceilings, an enormous walk-in closet, oversized bath, and a separate den/office. Two additional bedrooms, each with en-suite baths, a laundry room, and the garage complete the main level. The lower level, accessible by either stairs or elevator, features a large media room, recreation room/gym, and powder room.

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RAND REALTY**



## SUGAR LAND, TX | \$1,219,500

### CUSTOM BUILD IMPRESSES WITH STUNNING WATER VIEWS

There are spectacular views from every room in this elegant, waterfront home, custom-built on a 20,491-square foot lot. Outside, you'll find a sparkling pool, gazebo, summer kitchen, two covered terraces, and a deck and dock on the water. Inside, high, sculpted ceilings and frameless glass windows let in lots of light throughout. The home features two masters, one of which is downstairs and boasts a dressing area with 3-way mirrors, built-ins, and plenty of space. The corner lot property includes a 4-car garage and is landscaped with lights and a covered entrance. Walk to tennis courts and enjoy easy access to multiple highways.

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GARY GREENE**