

Amenities and Property overview

Construction:

7,491 sq ft on .82 acres

7 Bedrooms, 6 Full and 3 half baths

Hand sawn cedar roofing shingles Maibec Nantucket cedar sidewall shingles

Anderson performance

Low-E4 impact resistant windows

Copper roofing supplies including gutters, chimney flashing, seam ridge vents, standing seam valleys, curved window head, lower heads and pins

Hurricane construction materials including steel beams and columns, 210 lineal feet of steel sheeting on North side

Rolling storm shutters with electric service Mahogany white garage doors

Full house generator IPE Decks on front and back of home

Belgium block curbing with riverbend stone driveway

Radiant heat on all level

400 amp electrical service Tankless hot water heating system 5 Lenox air conditioning units

Mitsubishi ductless heat pumpOutdoor Amenities

Outdoor Amenities

100 feet of oceanfront

LYNX gas grill Refrigeration drawers

IPE dune deck with speakers

Outdoor shower

Pentair pool/hot tub controls remotely through smartphone

Shotcrete, heated, salt water pool with 2 fire bowls, color lighting, underwater speakers and hot tub

Wide bluestone coping and decking

Landscape horticultural planting of myrtle, hydrangeas, sea grass, annuals and sea pines

16 zone landscape sprinklers and landscape lighting

Self contained planters and window boxes

Technology and Media

Control 4 smart house app (controls ,TV, Sonos, Heat and AC)

Honeywell redlink thermostats

Apple TV and speakers throughout entire home

Sonos connect streaming player

CCTV system W/IP cameras

16 LG TVs (2 TV lifts at the ends of beds)

19 zones for tv and sound

Salt water pool/hot tub controls remotely through smartphone

Artisans

John Lederer Architecture

Maxi Hayes Design

Kulick Design & Development

Michael Fia Woodworking and Design

Innovative closet designs

Landesign Horticultural Plantings

Entry Level

Foyer Entry: Michael Fia custom paneling and woodwork, 7" Barnyard oak flooring throughout the entire home

Mudroom: Pool access, outdoor shower access, refrigerators, half bath, laundry room and direct entry from 2 car garage

Main Level

Main Living Room: Fireplace with Azul Macaubas surround, Nanawall folding glass wall

Kitchen: White Macaubas quartzite island and backsplash, thick Wenge/Walnut butcher block, 3 Sub Zero Fridge/freezer, Sub Zero wine storage fridge, 3 Wolf ovens, Wolf microwave, Wolf 60" fuel range 6 burners with griddle, designer polished nickel range hood, 2 Bosch dishwashers, full Butler's Pantry, Waterworks faucets

Sun room :Wood burning fireplace ,IPE Brazilian hardwood flooring,and screens available for windows.

Media room :Custom paneling with wood pocket doors and media sized tv (included)

Sitting room: Custom bar with built in tv's , half bathroom and Grasscloth wall coverings

Living room: Fireplace with Azul Macaubas surround, Maxi Hayes design ,Nanawall folding glass door and Grass cloth wall covering

Second Level

Bedroom wing

2 Bedrooms with IPE private decks ,Grass cloth wall coverings and bay views

1 full + 1 half bath

1 bedroom with private full bath

Third Level

Master Bedroom

5 piece Primary bath with Statuary marble

Walk in closet with Sonos sound system

IPE private deck with ocean views

Private vanity area

Grasscloth wall covering

Second Master bedroom

Calcutta marble bathroom

IPE private deck with ocean views

Primary sitting room

IPE deck with ocean views Private coffee bar and fridge

Bunk room

4 bunks with private TV's and USB ports

Loft bed sleeps two in queen mattress

Full bath with separate powder room

Second Laundry

Bedroom with Grasscloth accent wall and private bath.