



FEATURES

EXTERIOR FINISH

- Finished first floor elevation of 10 feet
- Circular drive way
- 5 car garage with epoxy floors
- Synthetic stucco with Elastomeric paint
- Custom color concrete roof with waterproof, self-mending under-layment by Greg's Roofing
- Curved metal roof above entry
- Entry steps are Saturnia marble
- Designer front-entry doors with custom glass
- Rear lanai flooring is Saturnia marble
- Professionally designed landscape package including irrigation system, lighting and well

ENERGY FEATURES

- Concrete block with R-Foil insulation
- R-30 attic insulation
- Attic roof vents
- Weather-shield wood windows
- Carrier „comfort zone% energy-efficient heating/cooling system,
- 4 systems, 4 zones
- Insulated metal garage doors (5) with raised panels and openers
- UV protection on windows

PLUMBING

- Two 75 gallon „Quick Recovery% gas hot water heaters with continuous hot water loop
- Water softener pre-plumbing

ELECTRICAL

- Service panel
- DECORA light switches
- 13 ceiling fans, all bedrooms, library, family room and lanai
- Full perimeter flood lights
- Lighting Control System
- Silent exhaust fans in bathrooms

INTERIOR TRIM

- Architectural ceiling details throughout home
- All trim painted except stain in library
- All wood pantry and closet shelving
- Baldwin hardware

FLOORING

- Saturnia marble in foyer, library, downstairs hallways, master bath and living room
- Granite in powder room
- Tile in the laundry, all full baths, kitchen and family room
- Carpet in bedrooms, game room, home theatre and exercise room

GATHERING ROOM IN GUEST WING

- Wet bar and u-line refrigerator/icemaker

CABINETS AND COUNTERTOPS

- Custom wood cabinetry and built-ins for kitchen, butlers pantry, all baths, library, game room, guest gathering room
- Custom built-ins for retreat and laundry
- Granite tops in kitchen and master bath and master bath tub

OWNER'S WING

- Roomy master with 10; ceiling
- Door leading to lanai
- Fireplace
- Master bath with glass block shower and 2 shower heads, sunken whirlpool tub, separate vanities with granite countertops and nickel faucets, bidet, walk-in closet has built-ins with glass doors, separate sitting areas, and door to exercise room
- Hidden safe (security wired)

KITCHEN/BREAKFAST AREA

- Custom cabinetry, granite countertops, gourmet sinks and fixtures
- Efficient center island with vegetable sink and cabinets
- Monogram double ovens
- 4 burner with 1 grill and 1 griddle down-draft cook-top, microwave, 48% Kitchen-aid built-in refrigerator
- Walk-in pantry with custom wood shelving
- Breakfast bar
- Breakfast room overlooking the Intracoastal
- Three sided fireplace opens to breakfast room, kitchen and family room

GRAND PARLOUR

- Volume ceilings with unique ceiling design
- Saturnia floors
- View of swimming pool and Intracoastal Waterway
- Magnificent chandelier with special remote control
- Beautiful fireplace and mantle
- Magnificent entry doors and doors to lanai

HOME THEATRE

- Top of the line 118-inch screen and projector
- Custom built-in cinema seating for 8
- Snack bar with built-in cabinets, refrigerator and wet bar

LAUNDRY

- Oversized work area with custom cabinetry, deep sink
- Ironing board, counter folding space and linen closet storage
- Tile floors with Corian counter tops
- 2nd laundry located in children's wing

SPECIAL FEATURES

- Summer kitchen with gas grill with high volume exhaust system, stainless steel sink with low maintenance concrete cabinet and tile counters with back splash
- Security system
- 3 fireplaces (gas in master suite), family room and grand parlour
- Custom cabinetry throughout the home and extensive Saturnia marble inside the home, the lanai, and surrounding the pool
- Wet bar with wine chill room
- Included with the home is a 60 foot boat slip in the Marsh Landing Harbour
- Home located on over 2 acres in the estate section of Harbour Island
- 200 ft bulkhead along back of property located on the Intracoastal Waterway