



BEACH HOME SPECIFICATIONS

APPLIANCES

Kitchen	Miele 30" Refrigerator Miele 18" Freezer with ice maker Miele 36" Induction Cooktop Miele Hood Miele Single Oven Miele Professional Speed Oven/Microwave Miele Dishwasher Miele 24" under Counter Wine Fridge Miele side by side Washer/Dryer
Laundry	Scotsman Ice maker
1st Level Bar	U-Line Integrated Beverage Center/Framed
2nd Level Bar	Scotsman Ice maker U-Line Integrated Beverage Center/Framed
3rd Level Bar	U-Line Integrated Beverage Center/Framed
Terrace	Electri-Grill, 32" Built In Zephyr Outdoor UC Beverage Center
Filtered Water	Brizo Litze Cold Water filter system with faucet

CABINETS

Kitchen	Flush Overlay, Shaker Style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers
Bath Vanities Base	Emtek 6" polished chrome pull hardware/12" pulls (drawers) Custom Millwork Base with Lacquer Finish
Bathroom Tops	Open Legs with Drawers/Cabinets
Kitchen Tops	3 CM Quartzite with 4" Backsplash 3 CM Calacatta Quartz with Full Quartzite Backsplash
Kitchen Island Top	5 CM Calacatta Quartz

CEILING HEIGHTS

1st Floor	9'
2nd Floor	11'
3rd Floor	10'

DOORS/WINDOWS

Garage

Eden Coast Impact Rated Resin Clad Door

Interior Doors

ECCO 8' Wood Doors, 1 ¾" Thick with Louver Detail

Natural Color with High Gloss Varnish

Interior Doors Hardware

Emtek, chrome finish

Sliders

ES 9' Impact sliders, Durnar Sunstorm Arcadia Silver

Windows

ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances

Panels to match the cabinets

Baseboards

8" ¾" Wood poplar w/reveal detail

Bed Walls

1"x 8" white painted shiplap poplar with nickel-thickness reveals

Ceilings- Great room

White painted ¾" Tongue & Groove

Ceilings-Kitchen

White painted ¾" Tongue & Groove

Door/Window casing

6" ¾" Wood poplar w/reveal detail

OUTDOOR

Outdoor shower

Winnekenne Shower on north side of home

Pool

Private pool on 2nd living level, Max depth of 4.5'

Railings

42" high powder coated decorative, color Terratone

Summer Kitchen

Built-in Grill w/beverage center & pull trash bin

Steps

Steps from pool deck down to beach level

Terrace ceiling

Stained faux pecky southern pine

OTHER

Closets

Textured Melamine closet system

Garage

2-car garage with 1 level 2 240v electric car charger

Elevator

Oak Shaker Style Interior Finish with an LED Light, Stainless Hand Rail

Exterior door-match home interior doors

Landscaping

All landscaping around home

Owner storage

Locked off storage inside owner closet w/Emtek keypad lock

Roof

Standing Seam Metal Roof, Slate Gray color

Safe

2 safes (Bdrm 2/Owner Suite)

Smart Home

TVs/HVAC/Music/Locks/Appliances

Under pool storage- Owner

Cement floor space Emtek Keypad for bikes, paddles boards, etc.

PAINT/WALLS

Base/casings

Painted satin Impervo finish

Ceilings

Imperial plaster finish, painted Latex Shell

Walls

5/8" GWV Level V, painted latex Shell

PLUMBING/FIXTURES

Bath accessories
Disposal
Drains-Secondary
Drains- Owner
Fixtures
Shower Enclosure
Sinks-Bath
Sinks- Kitchen
Sink- Laundry
Toilets
Tub-Owner Suite

Brizo Siderno Collection/Chrome Finis
InSinkErator disposal and air switch
Oatey Square stainless
Linear stainless
Brizo Siderna Collection/Chrome Finish
Frameless 1/2" glass
White ceramic rectangle undermount
Stainless Undermount single bowl
Blanco white undermount rectangle
Toto Elongated/Comfort Height 2-piece
66" Catino Free standing modern tub with floor filler

FLOORING

Bathrooms- Master
Driveway
Garage
Main
Pool Deck/Beach Stairs
Shower Floor
Shower Walls
Stairs

24" x 48" Porcelain Tile
"Light Huntington" paver
Epoxy- Honeycomb
11"x71" porcelain Plank
Belgard "noon" Daylight porcelain pavers
Pebble Rock
24"x 48" porcelain tile
Oak Treads

OVERALL

Fans in all Bedrooms & Terrace
TV's in all bedrooms & Terrace
Turn-key and well appointed

FURNITURE PACKAGE* (Additional Fee)

Electronic blinds throughout
Drapes- Great Room & Master Bedroom
All furniture, fixtures, lighting, artwork, rugs, linens, kitchenware
and dining ware

**Specifications subject to change per availability to be equal or greater value.

***Ceiling heights vary slightly per room

