



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
Scotsman Ice maker
U-Line Integrated Beverage Center/Framed
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U-Line Integrated Beverage Center/Framed
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Electri-Grill, 32" Built In
Zephyr Outdoor UC Beverage Center
Brizo Litze Cold Water filter system with faucet

Laundry

1st Level Bar

2nd Level Bar

3rd Level Bar

Terrace

Filtered Water

CABINETS

Kitchen

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

Bath Vanities Base

Bathroom Tops

Kitchen Tops

Kitchen Island Top

CEILING HEIGHTS

1st Floor

9'

2nd Floor

11'

3rd Floor

10'

DOORS/WINDOWS

Garage

Interior Doors

Interior Doors Hardware

Sliders

Windows

Eden Coast Impact Rated Resin Clad Door

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

Natural Color with High Gloss Varnish

Emtek, chrome finish

ES 9' Impact sliders, Durnar Sunstorm Arcadia Silver

ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances

Baseboards

Bed Walls

Ceilings- Great room

Ceilings-Kitchen

Door/Window casing

Panels to match the cabinets

8" ¾" Wood poplar w/reveal detail

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

White painted ¾" Tongue & Groove

White painted ¾" Tongue & Groove

6" ¾" Wood poplar w/reveal detail

OUTDOOR

Outdoor shower

Pool

Railings

Summer Kitchen

Steps

Terrace ceiling

Winnekenne Shower on north side of home

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

42" high powder coated decorative, color Terratone

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

Steps from pool deck down to beach level

Stained faux pecky southern pine

OTHER

Closets

Garage

Elevator

Landscaping

Owner storage

Roof

Safe

Smart Home

Under pool storage- Owner

Textured Melamine closet system

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

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

Exterior door-match home interior doors

All landscaping around home

Locked off storage inside owner closet w/Emtek keypad lock

Standing Seam Metal Roof, Slate Gray color

2 safes (Bdrm 2/Owner Suite)

TVs/HVAC/Music/Locks/Appliances

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

PAINT/WALLS

Base/casings

Ceilings

Walls

Painted satin Impervo finish

Imperial plaster finish, painted Latex Shell

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

H | E | A | T | I | O | N
C O M P A N I E S



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