

BEACH HOME SPECIFICATIONS

APPLIANCES

Kitchen	Sub-Zero 48" Side by Side Refrigerator with Internal Dispenser Wolf 36" Induction Cooktop Zephyr Hood Wolf E Series Professional Single Oven Wolf E Series Professional Speed Oven/Microwave 2-Asko Dishwashers Sub-Zero 24" Under Counter Wine Fridge 2-LG Stackable Washer/Dryers Scotsman Ice maker U-Line Integrated Beverage Center U-Line Integrated Beverage Center U-Line Integrated Beverage Center Electri-Grill, 32" Built In Sub-Zero 24" Pull-Out Refrigerator Drawers
Laundry	
1st Level Bar	
2nd Level Bar	
3rd Level Bar	
Terrace	

CABINETS

Kitchen	Flush Overlay, Shaker Style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers
Bath Vanities Base	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	10'
Great Room	12'
Kitchen	12' with 9' Soffits
Throughout	12'

DOORS/WINDOWS

Garage	Eden Coast Impact Rated Resin Clad Door
Interior Doors	ECCO 8' Wood Doors, 1 3/4" Thick with Louver Detail Natural Color with High Gloss Varnish Emtek Chrome Finish Lever Handle
Interior Doors Hardware	ES 10' Impact Sliders, Durnar Sunstorm Arcadia Silver
Sliders	
Windows	ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances	Panels to Match the Cabinets
Baseboards	8 3/4" Wood Poplar with Reveal Detail
Bed Walls	1" x 8" White Painted Shiplap Poplar with Nickel-Thickness Reveals
Ceilings - Great Room	White Painted 3/4" Tongue & Groove
Ceilings - Kitchen	White Painted 3/4" Tongue & Groove
Door/Window Casing	6 3/4" Wood Poplar with Reveal Detail

OUTDOOR

Outdoor Shower
Pool
Railings
Summer Kitchen
Steps
Terrace Ceiling

Shower on North Side of Home
Private Pool on 2nd Living Level, Max Depth of 4' 11" with 6" Sun Shelf
42" High Powder Coated Decorative, Color Terratone
Built-In Grill with Refrigerator Drawers & Pull Trash Bin
Steps from Pool Deck Down to Beach Level
Stained Faux Pecky Southern Pine

OTHER

Closets
Garage
Elevator

Landscaping
Owner Storage
Purification
Roof
Safe
Smart Home

Textured Melamine Closet System
2-Car Garage with 1 Electric Car Charger
Stainless Cab with LED Lights
Exterior Door-Match Home Interior Doors
All Landscaping Around Home
Locked Off Storage Inside Owner Closet
Scent Air Purification System/Kills 99.9% Bacteria
Standing Seam Metal Roof, Slate Gray Color
2 Safes (Bdrm 2/Owner Suite)
TVs/HVAC/Music/Locks/Appliances

PAINT/WALLS

Base/Casings
Ceilings
Walls

Painted Satin Impervo Finish
Imperial Plaster Finish, Painted Latex Shell
5/8" GVW Level V, Painted Latex Shell

PLUMBING/FIXTURES

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

InSinkErator Disposal and Air Switch
Oatey Square Stainless
Linear Stainless
Brizo Siderna Collection/Chrome Finish
Frameless ½" Glass
White Ceramic Rectangle Undermount
Stainless Undermount Single Bowl
Blanco White Undermount Rectangle
Toto Elongated/Comfort Height
Free Standing Modern Tub

FLOORING

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

24" x 48" Porcelain Tile
"Light Huntington" Paver
Epoxy - Honeycomb
11" x 71" Porcelain Plank
Belgard "Noon" Daylight Porcelain Pavers
Pebble Rock
24" x 48" Porcelain Tile
Oak Treads

OVERALL

Electronic Blinds Throughout | Drapes - Great Room and Owner Bedroom | Fully Furnished/Turn-Key and Well Appointed | Fans in All Bedrooms & Terrace | In Ceiling Speakers - Great Room, Kitchen, Living Room & Terrace | Private Pool with Shelf & Stairs Directly to the Beach | TVs in All Bedrooms and Terrace

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

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H | E | A | T | I | O | N
COMPANIES

 **Douglas Elliman**
Development Marketing



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