

Pier and Boat Lifts

300 ft. pier with two boat lifts, both aluminum one 10,000 lb. and one 6,000 lb. Plenty of deep water for most boats (have had a problem at extremely low tide in winter). Fresh water and 220V power to pier. Excellent fishing spot (known to local fishermen as a good spot) with plenty of sea grass: flounder, redfish, and speckled trout.

Utilities and Stub-Outs

Stub-outs for hot and cold water below house for pool/exterior shower (or could supply water to finished-out lower level). Two high-amperage 220V lines, run to SW corner of house, one supplies the pier and the other supplies a hot-tub plug in. The hot-tub plug-in is fully functional and ready to go with appropriate breakers, etc. (had hot tub previously on ground-level back porch). Propane stubbed out to back porch to support outdoor kitchen on back deck, or to supply grill, etc. on lower level back porch. House wired with dual data/phone cable and dual co-axial cable.

Alarm System

Prewired system currently monitored with telephone interface. All windows and doors physically monitored plus motion detectors throughout main living areas.

Landscaping and Sprinklers

Professionally landscaped with privacy fence on east and west property lines, well pump with full coverage multi-zone sprinkler system, and chemical injection (if desired: fertilizer or iron preventative). Spotlighting run to front landscape bed with foyer switch. Lot raised several feet for added flooding/hurricane protection. Well-established St. Augustine grass – very salt-resistant and does well in shady areas.

Theater

Professionally installed 6-seat (reclining leather chairs) theater with 96" screen, high-def projector, 7.1 surround sound, blue ray player, and prewired to accept cable or other inputs for multi-media. Seating area is raised, granite step entry, and curved bannisters.

Master Bedroom

Large master suite with morning bar, very large walk-in closet with built-ins and two entry doors. Master Foyer leads to closet, bedroom, and master bath. Bedroom has recessed ceiling detailing and

panorama windows overlooking the sound. Bedroom door leads to lounging area on back lanai. Morning bar includes sink, cabinetry, and refrigerator (have your morning coffee without leaving the bedroom!).

Master Bath

Open plan with sunken Jacuzzi tub, large dual vanities and center island for linen storage. Separate toilet room with linen storage. Walk-in shower with multi-head shower spray. “Rainforest” granite along with porcelain and natural stone throughout.

“Pool” Bath

Bonus bath that leads to back lanai, soothing “Zen” motif with walk-in shower, this beautiful bath serves the main living area.

Kitchen-Dining

GE Monogram appliances, with commercial-type dual fuel, dual oven range with griddle and grill. High-capacity remote vent fan. Wet bar with sink and refrigerator and separate wine-closet with hand wrought iron/copper decoration supports entertaining. Formal dining with easy access to kitchen/wet bar. Less formal dining, easily for six gives stunning views of the sound.

Lanai

Oversize lanai of roughly 1200 sq. ft. makes the most of the beautiful sound views. Plenty of room for a complete outdoor kitchen if desired (stub-outs in place as described). Room for a sunning area, outdoor eating, and lounging. Fully retracting corner sliding doors allows the den and the lanai area to become one, for a spectacular open area experience.

Den

Large den with fireplace overlooks the sound – retracting sliding doors to the lanai make the most of the waterfront location.

Guest Bedrooms

Large “mother-in-law suite” guest bedroom with sitting area, walk-in closet and private bath. Second guest bedroom with private bath entrance – walk-in shower.

Misc.

10-14' ceilings in most living areas with heavy crown molding, and many areas with stepped/or coffered ceilings. Neutral paint palate allows for ease in decorating, but rich hues and accents give a luxurious Mediterranean feel. Large wrought-metal entrance doors and transom set the mood for the home.