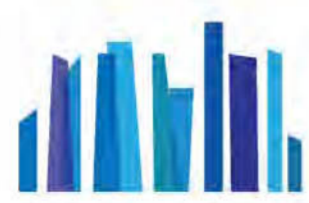
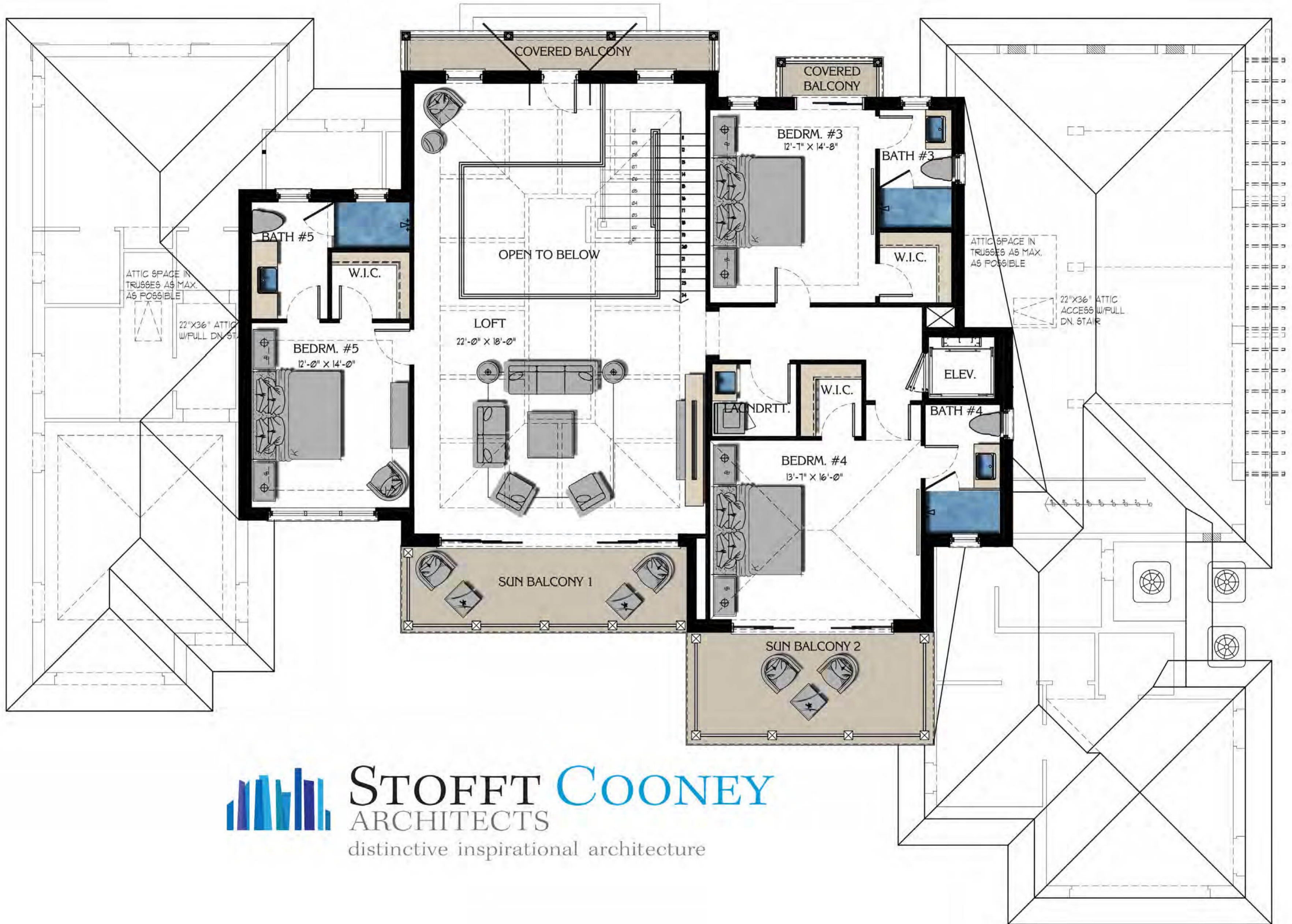




STOFFT COONEY
ARCHITECTS
distinctive inspirational architecture



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RESIDENCE SPECIFICATIONS

HOME FEATURES

- Concrete block construction, poured concrete first floor (no exterior wood framing)
- Flat concrete roof tile
- Lot size 130' x 160'
- Lake front
- Southern Exposure
- 5BR + Study
- 5 Full Baths + Powder room
- 3 car Garage w/ accessibility for lifts
- 4867 SF under air
- 6029 SF Total
- Outdoor Living Area 303 SF
- Balconies 371 SF (largest sunbalcony -covered)
- 69' long composite wood dock
- Vanishing edge pool and attached spa
- Gas heated pool and spa
- Shell stone pool deck
- Outdoor kitchen with EVO grill
- 53 inch fire pit in outdoor living area
- 500 gallon propane tank
- R-4 insulation on exterior walls
- Interior walls have sound insulation
- Lennox 2 Stage XP 21 Air Conditioners (3)
- Ultra-Aire ventilating dehumidifier
- Linear air returns in common areas
- High efficiency water heater system
- Re-circulating hot water system
- Anderson impact windows / low e 366 glass
- Rolldown screen and shutters
- Security system with 3 exterior and 1 interior cameras
- Vantage lighting system throughout with LED lights
- Elevator services garage, main & second floors
- Mahogany entry door
- Wifi/Bluetooth integrated sound system on main floor/ prewired in upstairs bedrooms

ELEGANT INTERIORS

- Coastal contemporary
- Gray and shades of blue- coastal color palette
- Custom Barovier & Toso Murano glass chandelier
- Custom ceiling details throughout
- French cane wood flooring
- Luxury wall coverings
- Imported antique art prints
- Imported, domestic and custom designed furniture
- 448 bottle, temperature controlled wine room
- Ruffino custom cabinetry- kitchen and baths
- Pietra Antica marble tile installed in herringbone pattern in kitchen
- Brushed Pompeii quartz countertop
- Wolf stainless steel range, oven and microwave
- Bosch 18" dishwasher & Asko 24" dishwasher
- Subzero Refrigerator
- Large pantry
- Galley® sink in center island
- Hubbardton forged iron pendants over island
- 1960's inspired shagreen console
- 108" dining table w/ seating for 8
- Leather counter stools
- American Oak desk
- Washed Belgian linen slipcovered sofa
- Poltrona Frau leather armchairs
- Paul Gioia Marble cocktail table
- Barovier & Toso table lamp
- Campaign styled bar/console
- His and hers walk-in showers
- Soaking tub
- His and hers vanities + vintage inspired dressing table
- Marble mosaic detailed tile floors and custom tiled walls in bathrooms
- His and hers walk-in closets
- Ruffino custom cabinet in powder room features imported cabinet pulls
- First floor laundry with Whirlpool front load washer and dryer pair
- Second floor laundrette
- Reclaimed Russian oak coffee table
- Washed Belgian linen slipcovered sectional
- Uno Più outdoor chaise loungers
- Gervasoni outdoor arm chairs