

HOUSE SPECS

- Modern Coastal Design
- 7,977 SF of Living Area with Elevator
- 6 Bedrooms, 6 Full and 1 Half Bath
- Movie Theater, Waterfront Great Room and Bar, Wine Wall, Lounge, Dual Laundry Rooms, Rooftop Deck with Pergola, Breakfast Nook
- Pool with Sun Decks, Floating Spa, Fireplace
- Outdoor Kitchen
- 10 Car Garage
- Full .5-acre Beachfront Property
- Deeded access to Bay

INTERIOR FEATURES

- European Cabinets and Kitchen Design
- Loft Area with Glass Railings
- 10' Height Sliding Glass Doors - 1st Floor
- Custom Chandeliers by Galilee Lighting
- Kitchen & Baths — Custom Vanities in Secondary Bathrooms with Custom Floating Vanity in Master Bath
- 400 SF Master Walk-in Closet
- Dual Kitchen Islands — 3cm Quartz Book Matched Counter Top with Waterfall
- Tiled Kitchen Backsplash
- Subzero and Wolf Appliances Throughout
- 8" Brushed White Oak Wood Floors - Living Areas (Optional 24 x 48 Tile)
- Hardwood Floor Adhesive (3-1) Moisture Barrier and Sound Reduction
- Imported Tile - Bathroom Showers & Tubs
- 24' Height Tiled Fireplace Wall with 360-Degree Custom Fireplace
- Master Bath with 71" Vessel Tub, Makeup Vanity and Dual Rainfall Shower Head
- Showers & Tub - Additional Baths
- Decorative Backlit Vanity Mirrors — Master and Powder
- Custom Cabinetry & Bathroom Vanities - Quartz and Porcelain Countertops
- Custom Built-In Bedroom Closets.
- Sherwin Williams Paint
- 8' Solid Core Frameless Doors
- 4-Story Elevator



CONSTRUCTION FEATURES

- 1st Floor—11'+ Ceilings with 24' Foyer/Living Room Ceiling
- Interior Floating Staircase
- Outdoor Floating Staircase Ground to 1st floor
- 2nd Floor —10' Ceilings
- Tray Ceilings w/LED lights
- Level-5 Drywall Finish - Smooth Stucco Exterior
- Masonry Concrete Block Construction throughout with pilings
- 60 Mil GAF TPO Mechanically Attached to Wood Deck
- Aluminum Coping Cap and Aluminum Drip Edge with Touchdown for Balcony
- Cloplay® Modern Aluminum & Glass Impact Garage Doors
- 10' Front Entry Door
- ES Sliding Hurricane Impact Rated Glass Doors
- Low-E Insulated, ES Windows Black Aluminum Finish - Impact Windows and Doors
- Hardie Fascia & Soffit
- Hardie Ceilings on Lanai, Balcony & Front Porch
- Outdoor Kitchen with 36" gas Grill, Stainless Steel Sink & Mini Fridge with Custom Countertop

ELECTRICAL FEATURES

- All Electrical Wiring Per Existing Code
- 350 AMP Electrical Service
- LED Recessed Round Lighting Cans throughout
- Decora® Light Switches
- Smoke Detectors Per Plans
- Cable TV Pre-Wire - Living Room, Family Room, Office, Movie Theater & All Bedrooms
- Dolby Atmos 7.1 Pre-Wire in Movie Theater
- Ceiling Fans - Office, Bedrooms & Lanai
- Full Pre-Wired Security System
- Smart Home System – Cameras, Locks, Doorbells, Thermostats

PLUMBING

- Delta Plumbing Fixtures - Baths
- RHEEM Tankless Recirculating Water Heater
- (5) Hose Bibs - CPVC Water Lines
- 48" Stainless Steel Kitchen Sink

4005 Casey Key Road, Nokomis FL 34275

ENERGY FEATURES

- 5 TON AC Units - 3 Independent Zones
- Spray Foam Insulation
- 8" Core Fill Exterior Block Walls, Block Wall Foam R-8
- R-19 Batt - Garage & Exterior Framed Walls - 2nd Floor

ADDITIONAL FEATURES

- Smart Home Components
- Automated Pool System
- Concrete Driveway with Artificial Turf Strips
- LED Lighting throughout the House
- Fully Landscaped with Tropical Plants and Zoysia Grass
- Wolf and Sub-zero® Gas Appliances
- Aluminum Metal Railing: Owner's Balcony, Living Room Balcony, Rooftop Balcony
- (3) Row State-of-the-Art Movie Theater With 100" 4k Ultra HD Screen and Dolby Atmos 7.1 wiring
- Large Insulated and Cooled Wine Wall

WARRANTIES

- 1-Year Comprehensive Builder Warranty - All Workmanship + 2 10 Home Warranty
- 1-Year Warranty on Plumbing Labor & Materials
- 1-Year Warranty on HVAC Labor
- 10-Year Warranty on HVAC Parts & Compressor
- 5-Year Warranty on Plumbing

Features may be modified by builder at anytime. Buyer to Verify