



Gulf  
to Bay

Sotheby's  
INTERNATIONAL REALTY

### Property Information

- 3-Story Colonial Single Family
- 2 Beds / 1 Bath / 2 Half Bath
- 1-Car Attached Pull-Through Garage
- 1,050 sq ft u/a – 1,768 total sq ft
- Lot dimensions: 40' x 68 (approx.)
- Lot size: 0.06 acres or 2,614 sq. ft.
- Year Built 2024
- Builder - Yusk Construction, Inc.
- Architect – Tom Hinkle
- Designer - Sue Sligar
- Dock – Innovative Marine Structures
- No Bridge to Harbor-Gulf / Direct Access
- Zoning RS-1
- 13' 3" First Floor Elevation
- Current Flood Zone: AE EL7
- Location: The Dam Streets / Lee County

### Construction / Design

- Concrete Block/Stucco Base - Wood Frame w/ metal cross frame middle (prevents the walls from twisting, provides shear strength, and protects against lateral forces like wind)
- Standing Seam Metal Roof – Flash Custom Metal Roofing
- 2024 Carrier HVAC – Grande Aire
- Andersen Hurricane Impact Glass Windows & Doors
- PGT Impact Glass Sliders – Living Room
- Attic – Open Cell Spray Foam
- Hardie Board Soffits
- Hardie Plank & Shake Siding
- Plumbing – Ireland Plumbing Solutions
- HVAC – Grande Aire
- Electric – Michael J. Looney
- Stiebel Eltron Temptra 36 Plus-Whole House Tankless Water Heater 36KW (electric)
- Flow Through Vents
- Paver Driveway – Backyard Deck
- Italian Ceramic Tile Floors
- Monte Carlo Ceiling Fans/Mounted Remotes
- White Nickel Gap Shiplap Panel Throughout
- Visual Comfort Lighting
- Solid Interior Doors
- Satin brass Emtek Select L-Square Knurled Lever Set with Modern Rectangular Rosette Door Levers
- Designer Wallpaper
- Brass Stair Handrail(s)
- Window Treatments: Natural Roman Shades
- **Foyer/Entry:** Anderson doors x2, custom designed built-in Wood Mode soft-close cabinetry storage closets with brass hardware, nautical brass ceiling light fixtures, non-permitted half bath with Laufen sink & Crosswater MPRO series commode w/ Nano Glaze surface coating and Newport brass faucet.
- **Living Room:** custom built-in TV console cabinetry, quartz countertop, nautical brass sconce set, half bath with Laufen sink & Crosswater MPRO series commode w/ Nano Glaze surface coating and Newport brass faucet.

### Kitchen

- Quartz Countertops
- Wood Mode Soft-Close Cabinetry
- Liebherr Refrigerator/Freezer
- Bosch 800 Series 30" Wide Induction Range w/ Convection Multi-Rack Free-Standing Range and Quiet Close w/ Schott Ceran glass-ceramic surface cooktop
- Bosch 800 Series 18" Wide 10 Place Setting Built-In Top Control Dishwasher with CrystalDry and Precision Wash
- Bosch 800 Series 24" Smart Microwave Drawer with 1.2 Cu. Ft. Capacity, 950 Watt Power, 26 CookSmart® Auto Programs, Tilt Display, Sensor Detection, Touch LCD Controls, Open-Close Touch Control, Home Connect™, Interior Light, Timer and Child Lock

### Garage

- Panel wired for EV Car Charging Station
- Haas Garage Doors x2
- Automatic Garage Door Opener(s)
- Plumbed for ice-maker
- Epoxied Garage Floor
- GE Refrigerator/Freezer
- GE Front Loader Washer/Dryer
- Smooth Coat Walls
- Plussino Rod Holder Hooks
- Alert 360 IQ Security Panel
- Wall Mounted Eero Hot Spot
- Ready Bait Livewell – For Dock

### Dock / Seawall

- Built by Innovative Marine Structures LLC
- 2021 40' New Seawall
- 2022 New Boat Lift / Dock / Deck
- +/- 240 sq ft. ENDECK synthetic decking
- Boatlift: 24K IMS Coastal Series
- Gem Remote
- Plumbing – New line to lift w/ 1 Bibb
- Grated Decking Platform: Aluminum framed 17' x 22' platform.
- Fish Table: 72" w/ Light 40G Bait Well System and 30 Amp Twist Lock (power mid-size boat or RV)

### AV-Security Systems

- Installed by Wade Communications
- Alert 360 Home Security System (audio/visual)
- Wifi Access Points Throughout
- x3 Security Cameras + Ring Cameras
- Security Door Sensors front/back doors
- Lutron seeTouch Lighting Wall Keypad
- TV: 85" Samsung
- SONOS Sound Bar / Surround Sound