

14995 BEACHVIEW AVENUE – FEATURES

Custom Build: 2007

Architect: Paul Racette

Builder: Nathan Construction

Home: 3,578 sqft on 3 Levels

Lot Size: 6,435 sqft

Zoning: RS-2 One Unit (Small Lot) Residential Zone

Direct South – Panoramic Ocean Views from Every Level

Bedrooms: 3 / Bathrooms: 3



INTERIOR FEATURES THROUGHOUT:

Garaventa Elevator – Services All Three Levels Including Directly to Vehicle

Pella Windows and Sliders

Brazilian Cherry Solid Hardwood Flooring

Hunter Douglas Custom Silhouette Window Shadings

Pinewood Mouldings to Match Pella Window/Door Frames

Storage Systems in Closets

Built-in Vacuum System

Air Conditioning

Nu-Heat in the Bathroom Floors (except in Powder)

CONSTRUCTION:

Exterior Walls: 2"x 6" Studs, Spruce, KD Fingerjoints

Exterior Wall Sheathing: 1/2" Fir Plywood

Engineering Floor Joists: 11 7/8"

Floor Sheathing: 3/4" Fir T.G. Plywood

Stucco Thickness: 1"

Exterior Wall Insulation: R 20 Fiberglass

Truss Area: Icynene Foam

POWDER ROOM ON MAIN:

Two Piece

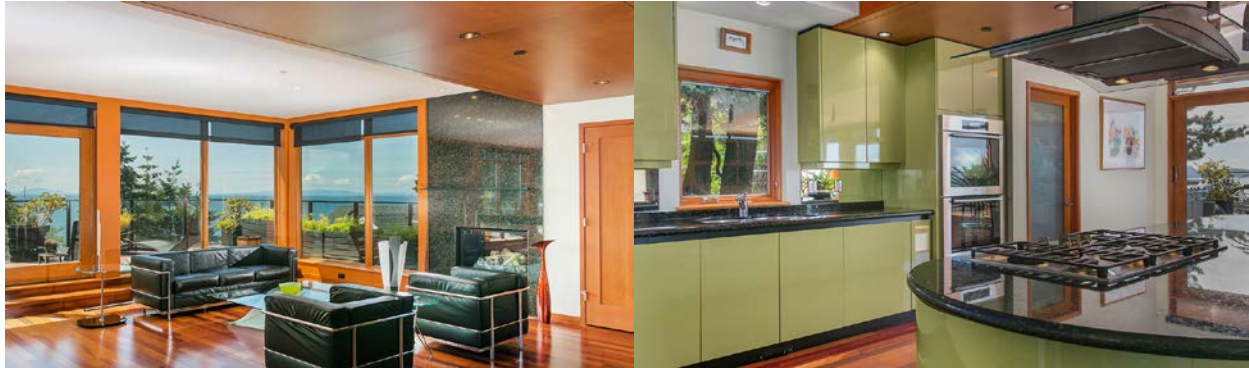
Honed Black Granite Slab & Custom Cabinetry to Match the Kitchen

LIVING ROOM:

Size: 17'6 x 18'6

Natural Gas Fireplace with Polished Granite

Access to Elevator



KITCHEN:

Size: 17'10 x 11'6

Integrated SubZero Fridge

Miele 36" Five Burner Natural Gas Cooktop

Miele 30" Double Wall Oven

Miele Dishwasher

Miele 40" Island Hood Fan

Full Wrap Granite Countertops

Kitchen Art Design Cabinetry

Soft Close Cabinetry

Organization Unit in Pantry 9'1 x 4'7

150+ sqft Balcony off Kitchen

DINING ROOM:

Size: 17'6 x 13'2

Sliders to 250+ sqft Vertanda

Open Concept

OFFICE:

Size: 16'3 x 9'8

Real Hardwood Maple Veneer – Built-in Cabinetry

Sliders to 200+ Balcony

MASTER BEDROOM:

Size: 17'2 x 14'10

Direct Access to Elevator

Walk-in Closet 6'8 x 6'4

4 Piece Ensuite

LAUNDRY ROOM:

Size: 9'3 x 8'5

Miele Washer & Dryer

Stainless Steel Fixtures



EXTERIOR:

Underground Irrigation System

Solid Marble Water Feature

Torch-On Flat Roof

Rainscreened Stucco

Rear Stairs to Buena Vista Avenue

Aggregate Driveway with "Tumbled Rocks"

Glass & Aluminum Deck Railings

Prodema Siding

South, South/West & East of Home – Wall Rock Retaining Walls

North & North/West of Home – Basalt Rock Wall Retaining Walls

