

13460 MARINE DRIVE – FEATURES

Total Square Feet of Home: 5,267 sqft
Direct South Lot: 9,751 sqft (Frontage: 73 ft/Depth: 134 ft)
Builder: Westchester Development Group
Designer: Teresa Ryback of Swansberg Designs
Virtual Tour: <https://vimeo.com/230412182>



INTEGRITY OF BUILD

- **ELAN 8 Smart House Automation for Lights, Security, Sound, Blinds/Drapes & Heat Controls Compatible with Smartphones & Devices - \$280,000 Spent in Home Automation**
- **Twelve Foot Ceilings on Top Floor**
- **Eleven Foot Ceilings on Main**
- **Steel Beams**
- **Eight Foot Ceilings on Lower Level**
- **HVAC – Heat Pump**
- **High Velocity A/C**
- **Hot Water on Demand with Water Purification System Throughout Entire House**
- **Radiant Heated Wide Plank German Oak and Porcelain Flooring**
- **Euroline Windows, Doors & Sliders**
- **Transom Windows & Nano Walls**
- **LED Lighting Fixtures with Dimming**
- **Speaker System Indoor / Outdoor**
- **Full Security System with Cameras**
- **Remote Gated Secure Entrys**
- **Commercial Grade Self Closing Cambridge Elevator Servicing All Three Levels**
- **Verawood Cabinetry Consistant Throughout Three Floors – Hardest Wood in the World**
- **Eight Inch Flat Stock Baseboards**
- **Solid Core Doors with Stainless Steel Hardware**

GRAND FOYER

- Size: 26'6 x 11'10
- Concrete Covered Foyer Outdoor Entrance
- Double Entry Front Doors
- 20 x 20 Porcelain Tiles
- Open Tread Curved Steel Beamed Staircase with Glass Panels
- Two Floor Bocci Chandelier
- Stacked Rock Feature Wall

LIVING ROOM

- Size: 16'11 x 15'7
- Direct South Ocean Views
- Transom Windows
- Five Panel Euroline Nano Wall

DINING ROOM

- Size: 14'9 x 10'4
- Open Concept
- Linear Natural Gas Town & Country Fireplace with Stacked Rock Feature Wall



KITCHEN

- Size: 14'9 x 14'9
 - Mother of Pearl Backsplash & Granite Countertops
 - Large Island with Granite Surfaces, Prep Sink, Ample Storage, & Electrical Outlets
 - Soft Close Custom Verwood Cabinetry
 - Wall Mounted Pot Filler
 - Built-in TV
- APPLIANCES:**
- High Velocity Venting by Vent-a-Hood
 - Commercial Grade Viking Six Burner Cooktop
 - Double Wall Ovens Plus Brigade by Viking Speed Oven
 - SubZero Fridge/Freezer
 - Miele Dishwasher
 - Breval Wine Fridge

FAMILY ROOM ROOM

- Size: 19'4 x 18'5
- Open Concept
- Built-in Custom TV Feature Box
- Access to Elevator
- Five Panel Euroline Nano Wall
- Transom Euroline Windows
- LED Lighting
- Access to Two Piece Powder with Wall Mounted Toto Toilet and Pendant Sink Vanity



MASTER BEDROOM

- Size: 16'11 x 14'1
- Remote Controlled Drapery
- His and Her Walk-in Closets
- Built-in Headboard & Nightstands
- Wired for Mounted TV
- "Good Night" Control Button to Turn off All Lights in the Home
- MASTER ENSUITE – AWARD WINNING BY SWANBERG AT THE CANADIAN DECORATION ASSOCIATION
- Four Piece Spa Ensuite (16'10 x 12'9)
- Heated Flooring
- His and Her Vanities with Custom Built-ins & Undermount Lighting
- Water Closet with Toto Toilet
- Floor to Ceiling Tiled Shower with Rainhead

TWO EXECUTIVE OFFICES

- Sizes: Office 1 (17'2 x 12'2) / Office 2 (15'3 x 12'2)
- Custom Built-in Verawood Cabinetry and Bookshelves
- Direct South Ocean Views
- LED Lighting
- Transom Euroline Windows

BEDROOM #2

- Size: 12'2 x 11'5
- Walk-in Closet (Size: 6'0 x 5'0)
- Crosshall from Four Piece Bathroom

BEDROOM #3

- Size: 12'2 x 11'0
- Closet with Lighting
- Crosshall from Four Piece Bathroom

MEDIA ROOM

- Size: 25'1 x 9'7
 - Projector, Screen & Sound System
 - Component Storage Room with Self Cooling Racks
- FULL WET BAR:**
- Size: 14'0 x 14'4
 - Built-in Cabinetry with Undermount Lighting
 - Miele Dishwasher
 - Wine Fridge



GYM

- Size: 16'3 x 15'7
- Prewired for Wall Mounted TV
- Euroline Sliders to Backyard
- Grassed Landscaped South Facing Garden

SPA BATHROOM

- Size: 11'11 x 11'0
- Infrared Sauna
- Tiled Floor to Ceiling Steam Shower
- Toto Toilet
- Heated Porcelain Tiled Floors
- Floating Vanity with Undermount Lighting

LAUNDRY/ MUD ROOM

- **Size: 13'3 x 12'4**
- **Custom Verawood Cabinetry**
- **Quartz Countertops**
- **Kindred Sink**
- **Hanging Area for Drying**
- **Steam Washer and Dryer**
- **Large Storage Closet with Built-in Storage Plus Additional Walk-in Closet (6'5 x 5'9)**



DOUBLE GARAGE

- **Size: 24'4 x 21'11**
- **Overheight**
- **Workbench**
- **Parking for Three Vehicles**
- **Built-in Storage Cabinetry**
- **Epoxy Flooring**
- **LED Lighting**
- **Wall Mounts for Paddle Boards**

EXTERIOR

- **Remote, Secure Gated Driveway at Rear of Home with Cameras (Lane Access)**
- **Secure Man Gate Access on Marine Drive**
- **Professionally Landscaped with Outdoor Lighting (ELAN 8)**
- **Irrigation System & Drips**
- **Concrete Tile Patio**
- **Heated Infrared in Outdoor Clear Fir Soffits**
- **Stacked Rock Built-in Outdoor Kitchen with Viking BBQ, Wok Burner, Wine Fridge & Granite Surfaces**
- **Natural Gas Firepit**
- **Glass Frameless Railings on All Levels**
- **Hard-Plank Siding**
- **Aggregate Hardscape**
- **Aggregate Steel Framed Staircase at South Entry with Frameless Glass Railings and Steel Posts**