

## FEATURES

### *LOT AND LOCATION*

- 14,331 sqft Lot
- Easy Walk to Crescent Beach or Ocean Park Village
- Ocean Views from Top Level
- Covered Parking Six Vehicles – Attached Double Tandem Garage Plus Detached Double Garage

### *EXTERIOR*

- Additional 1,233 sqft of Landscaped Boulevard/Brick Driveway
- Full Landscaped Lighting
- Four Zone In-ground Sprinklers
- River rock Curve Driveway Walls – German Mason Built
- Jasper Shale Front Exterior Stairs
- Iphone Video Locked Front Gate System
- Six Exterior Hose Bibs including Deck off of Master Bedroom
- Full Cedar Siding – Commercial Pre-Stained
- Complete Exterior Cedar Soffits including Covered Front & Rear Decks
- West Facing 875 sqft Stamped Concrete Deck (Total of 700 sqft Covered)
- Built-in Gas BBQ
- Natural Gas Lit Wood Burning Outdoor Fireplace (Can Be converted to Natural Gas)
- Natural Gas Outlet for Outdoor Space Heater
- Outdoor Front Deck Russound Digital Sound System – Part of Ten Zone Digital Sound System
- 526 sqft Cedar Rear Deck (Total 175 sqft Covered)
- Full Concrete 96 x 96 Pad for Spa
- 220 Volt Dedicated Power South East Corner for Spa of Pool Use
- 103 sqft West Facing Master Bedroom Deck with Ocean Views
- Outdoor Rear Deck Russound Digital Sound System
- Natural Gas Outlet for Outdoor Space Heater or Portable Natural Gas BBQ
- Full Rear Landscape Lighting
- 115 ft of Flat Concrete Rear Driveway with Landscaped River Rock Walls

### **REAR GARAGE**

- 700 sqft of Floor Space
- 400 sqft of Attic/Storage Space with Drop Down Ceiling – Ladder Access
- Fully Insulated
- 16 Foot Garage Door
- Hot & Cold Water Drainage
- Three Skylights with Vaulted Ceilings
- Full Heated with Data, Phone & Cable

*INTERIOR*

**MAIN FLOOR**

- Full Concrete Main Floor with Auto Radiant Heating
- Three Built-in Vacuum Outlets with Two Additional Kick Pans
- Quebec Walnut Wood Floors
- Study/ Office – West Facing with Russound Digital Sound System
- Family Room with Built-in Home Theatre Sound
- Cast Iron Plumbing Runs in Ceiling from Master Bathroom (Water Runs Quietly)
- All Windows (51) are Steel Wrapped Vinyl German Hardware
- Front Tilt & Turn Patio Door with Phantom Screen, Steel Framed (30% More Window Area)
- Iphone Video Front Entrance System with Electronic Locked Front Gate

**KITCHEN**

- 36 Inch Cabinet Depth Fridges with Bottom Freezers with Water Filtered Ice Maker
- 48 Inch Wolf Stove with Commercial 48 Hi CFM Exhaust Fan
- Salad Sink in Island with Filtered Drinking Spout
- Maple Cupboards with Pullout Pan Drawers and Pullout Spice Cupboard
- Three Zones of Russound Digital Sound System

**WINE CELLAR**

- 100 sqft 1,000 bottle temperature-controlled wine cellar
- Radiant Heating Spaced Around Cellar
- Fully insulated with R2 Rated Windows & Door
- Full Tile Floor & Wood Ceiling

**TOP LEVEL**

- Concrete Top Floor with Quebec Walnut Floor & Vaulted Wood Master Bedroom
- Phantom Screens on Master Paio Doors
- Laundry with Russound Digital Sound System & Drop Down Iron Board
- Two Built-in Vacuum Outlets
- Tile Master Bathroom with Steam Shower & Double Soaker Tub with Dedicated ½ Heat Water Line from Mechanical Room
- Three Zone Radiant Heat

**BASEMENT LEVEL**

- Two Bedroom Basement with Fully Insulated Home Theatre Room with 139 Inch Screen
- Radiant Heated Floors
- Four Car Heated Garage with Six Cold Start Four Foot Fluorescent Built Light Fixtures
- Eneready Heat Recovery Ventilation
- 270 sqft Heated Storage Room with Three Stage Drinking Water Filtration System
- Two Built-in Vacuum Outlets