

# Design Features

## Project Features

- Walking access to 925 Intracoastal frontage
- Heated swimming pools
- Walking access to future shops and restaurants
- Lush tropical landscaping
- Park-like setting
- Boardwalks and gazebos
- Breath-taking scenery and Florida wildlife
- Located in world renown fishing area

## Building Features

- Mediterranean architecture
- Concrete and masonry for 1<sup>st</sup> floor wood construction on 2<sup>nd</sup> & 3<sup>rd</sup> floors
- Ground floor features enlarged 2-car garage
- 1441 sq. ft. of living area  
456 sq. ft. of verandahs/balcony  
712 sq. ft. of garage area  
Total of 2609 sq. ft.
- Two full baths and one half bath
- Optional dumbwaiter
- Exterior lighting for safety of owner/guest
- Restricted building access
- Guest parking
- Gated entry
- Generous size storage area in each unit
- Prefinished metal roof
- Automated safety fire sprinkler system
- Trex or equal balcony, decks and railing
- Each unit has three verandahs and a balcony
- Painted stucco on 1<sup>st</sup> floor, painted Hardi Board on 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Large utility rooms
- Spacious bedrooms

## Residence Features

### Cabinets

- Raised wood paneled cabinets in kitchen and baths
- Raised 36" vanities in bathrooms

### Doors

- 3-0 x 8-0 fiberglass 12 lite French entry doors
- Interior doors are 1-3/8 molded wood fiber doors
- Tinted, insulated, wide sliding glass doors and windows with screens

## Flooring

- Large size ceramic tiles in kitchen, bathrooms and laundry room
- Carpet in foyer, stairs, great room, master bedroom and other bedrooms, laid over high-density padding

## Walls

- Painted walls with high quality, acrylic latex-based paint.
- Kitchen and bath painted w/washable latex enamel
- Wooden paint-grade baseboard and crown moldings
- Sound barrier insulation with minimum of one hour fire protection between each unit
- Rounded drywall corners
- 2<sup>nd</sup> floor has 10' ceilings, 3<sup>rd</sup> floor has vaulted ceilings

## Kitchen

- Granite counter tops for cabinets and vanities
- 42" high wall cabinets

## Appliances (General Electric or equivalent)

- Electric range
- Microwave
- Refrigerator with icemaker
- Dishwasher
- Garbage disposal
- Large capacity washer and dryer

## Utilities

- High efficiency heat pump systems with air handler and programmable thermostat
- Each unit has separate electrical meter
- Pre-wired for TV with RG-6 and telephone outlets with category 5 wiring

**Hawk McMillan**

Broker/Developer

(386) 852-4559



On-site Office: 4015 U.S. 1, Edgewater, FL

(386) 409-3300 Fax:(386) 409-3304

email:hawksells@pcfl.net

