

Deer Harbor Main Residence & Garage Architectural Features with active links in [blue](#)

- [Geothermal](#)
- [Kohler 48,000 watt generator](#) with in-ground (1000 gallon) propane tank
- Solar roof panels
- Warm Board In-Floor Heating [Plans](#)
- Trane Forced Air Heating and Cooling with Air Filtration System
- New roof [Taylor Metal Product Cool Kynar](#)
- [Invisible Deer Fence Metal Hexagrid](#) surround entire property
- Charred Cypress Wood with black linseed oil finish ([Shuo Sugi Ban Gendai burned both faces](#)) AutoGate with Pedestrian Gate. Upper road to studio has own gate and road
- [Cyclovac](#) Central Vacuum with retractable hoses
- [Kebony siding and decking](#) The ultimate alternative to tropical hardwoods, virtually maintenance free
- 2 new underground storage tanks for 2 wells
- Custom Handcrafted Hot Rolled Steel Details though-out home
- Fire Suppression system
- Recirculating pump for instant hot water

Windows and Doors

- [Dynamic Fenestration Arte-Aluminum](#) windows and french doors
- 12' [Reynaers Aluminum Lift and Slides](#) sunroom and main bedroom

Cabinetry and Woodwork

- [Shinnoki Decospan Ivory Oak Product Advantages](#) - Cabinetry, all appliances with wood panels, wood wall paneling in select locations, hidden doors to pantry and office, closets, floating shelves and window sills.
- Blum Legrabox soft close drawers and hinges
- Interiors of cabinets with Salt Linen [Antracite](#) or [Mahnolia](#) finish (Thermally Structured veneers with 13-hour water resistant core)
- All upper cabinets and floating shelves have under cabinet [LED Tape Accent Lighting](#)

Smart Home System, Security System and Lighting

- Crestron Smart Home, control lights and pendants, music, shades, heating and A/C, all from wall mounted touchscreens or your mobile device. Keypads are also installed for convenient control at each room
- Crestron Roll Down automated shades installed above ceiling line most windows
- HoneyWell Security system with motion sensors, back up hard drive and [Siren](#)
- Doorbird auto gate, security system and exterior security cameras at all homes and garage can be viewed remotely.
- [Colorbeam](#) Low Volt Lighting provides kelvin temperature and dimming control (most locations) controlled by Crestron
- ***Colorbeam Lighting Specs:***
- [Dry Wall Ceiling Cans](#) (most locations)
- [Shower Cans](#)
- [Wood Ceiling Cans](#)
- [LED Strip Lighting](#)
- Closet and Interior Cabinet Lighting Sensor Activated [Alloy LED Strip lighting](#)

Whole House Music System

- [James Loudspeaker small aperture 63-7](#) installed in Living, Kitchen, Dining, and Sunroom and Main Bedroom Ceiling for incredible sound.
- Crestron Ceiling Speakers installed in Flex, Lounge, Exercise Room, Main Bath and Garage. Office has in wall speakers
- Exterior soffit speakers on north and south deck

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Flooring, Ceilings Feature Walls Finishes

- [Sawyer Mason French White Oak Wood](#) floors upstairs except wet area and main bedroom ceiling and all main living area ceilings downstairs.
- [Pavimenti Arena Italian Porcelain Tile in Cinder Block 30" x 60"](#) downstairs, upstairs in wet area and sauna
- Main Bedroom, Pool and North Deck with [Porcelain Pavers by Mirage Italy](#) with [Tile Tech Pedestal System](#)
- Pelle Grigio Marble in large format bathroom vanity walls and fireplace surrounds.

Kitchen

- Nero Schist Stone Slab countertop and window sill
- [Blanco Sienna Tile](#) backsplash in matte and gloss
- Under cabinet [LED Tape Accent Lighting](#)
- [Ivory Oak Shinnoki](#) Cabinetry, extra storage in top cabinets by ceiling. Blum Accordion style uppers and soft close drawers
- [James Loudspeakers](#)

Kitchen Appliances

- [Sub Zero 36" Designer Column Refrigerator](#)
- [Sub Zero 36" Designer Column Freezer](#)
- [Miele 30" Convection Oven - M Touch](#)
- [Miele PureLine Plumbed Combi-Steam Oven](#)
- [Bosch 800 Series fully integrated dishwasher](#)
- [Gaggenau Vario Full Surface Induction Cooktop](#)
- [Thermador 42" Professional Hood Vent with Remote Blower 1300 CFM](#)

Kitchen Plumbing and Hardware

- [Julien Smart Station Stainless Steel sink only](#) with drain grid
- [Dornbracht Tara Pull Down Faucet](#) and [Tara Soap Dispenser](#) in matte platinum finish
- [Haefele Pullout Waste Bin Hailo Euro Cargo](#)
- [Linnea Stainless Cabinet and Appliance Pulls](#)
- [Insinkerator Evolution Garbage Disposal](#)

Kitchen Island

- Nero Schist Stone Slab Island with 4" miter
- Bar stool seating
- [Krion Lux Solid Surface](#) Counters in food prep area
- [Ivory Oak Shinnoki](#) Cabinetry, extra storage cabinets below island, Blum soft close drawers
- [Miele warming drawer](#)

Kitchen Island Plumbing and hardware

- [Dornbracht Tara Pull Down Faucet](#) in matte platinum finish
- [Julien Smart Station Stainless Steel Sink with Maple](#)
- [Haefele Pullout Waste Bin Hailo Euro Cargo](#)
- [Linnea Stainless Cabinet and Appliance Pulls](#)
- [Insinkerator Evolution Garbage Disposal](#)

Living Room

- [Ortal 3 sided Space Creator 150](#) Propane Fireplace
- [James Loudspeakers](#)
- Large Hot Rolled Steel panels and hearth installed with hidden fasteners surrounded by large format Pelle Grigio marble

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Sunroom

- Glass box design with 12' [Reynaers Aluminum Lift and Slides](#) opening up to wood deck
- [Bocci 14.14 Chandelier](#)
- [James Loudspeakers](#)

Dining Room

- 3-[Tom Dixon Beat Light Flat](#)
- [James Loudspeakers](#)

Media Room

- Theater like experience with Dolby Atmos surround sound and 98" TV with massive sound bar
- Custom media cabinet houses all the high end media components including 2 large subwoofers
- Skylights, clerestory window with powered window
- (This room could be converted to a bedroom as it has a large walk in closet and adjacent full bath)

Coffee/Wine Bar

- Located adjacent to formal dining area has a view out the north garden area
- Nero Schist Stone Slab counters and backslash
- [Ivory Oak Shinnoki](#) Cabinetry with Blum accordion hinged uppers. Sensors light up the glass shelving upon opening
- [Miele warming drawer](#)
- [Miele Whole Bean Coffee System Plumbed](#)
- [Sub Zero Designer Series Wine Cooler](#)
- [Sub Zero Designer Series Beverage Center](#)
- [Rohl Modern Lux Pull-Dow Bar Faucet](#)
- [Blanco Quatrus Bar Sink](#)

Stairs and Stairway

- Solid White 2" Oak Stair treads with recessed LED lighting under stair lip with custom steel risers
- Unique stairway with oak paneled floating divider with custom steel handrails with white oak caps.
- [Moooi Flock of Light Chandelier](#)

Pantry

- Located behind an oak hidden door is a working kitchen with sink and dishwasher. It is the perfect place to hide small countertop appliances and store all your extra kitchen and pantry needs.
- [Krion Lux Solid Surface](#) Counters with [Blanco Sienna Tile](#) backsplash in matte and gloss
- [Ivory Oak Shinnoki](#) Cabinetry
- Under cabinet [LED Tape Accent Lighting](#)
- [Bosch 800 Series fully integrated dishwasher](#) with cabinet panel
- [LG Microwave in cabinet](#)
- [Blanco Quatrus Stainless Sink](#)
- [Blanco Culina Pull Down Faucet](#)
- [Blanco Lato Soap Dispenser](#)
- [Louis Poulsen PH 4/3 Pendant Light](#)

Office

- Office is behind a hidden door overlooking the south deck pool area. This room could be converted to a bedroom if needed as it has a full bath. It has a built in oak credenza with hot rolled steel tops, floating shelves with [LED Tape Accent Lighting](#)
- [Ashley Norton Bronze Pulls](#)
- Speakers

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Office and Powder Bath

- Both bathrooms have a floating cabinet with LED accent lighting underneath mounted on a Pelle Grigio Marble full wall backsplash. Both Showers have easy maintenance [Pavimenti Arena](#) large format tiled shower, powered windows and custom glass opaque shower enclosures.
- [Krion Lux Solid Surface](#) with integrated sinks
- [Kartners Berlin Towel Ring](#)
- [Ivory Oak Shinnoki](#) Floating Drawer Vanity Cabinets with ambient LED lighting underneath
- [Trinity Lighted Round Mirrors by Electric Mirror](#)
- [Toto Wall Hung Toilets with Washlet](#)
- [Amba Quattro Towel Warmer](#) (office bath)
- [Dornbracht IMO Three-Hole Lavatory Mixer](#) (powder)
- [Dornbracht IMO Single Lever Mixer Faucet](#) (office bath)
- [Dornbracht Slide Bar set with hand shower](#)
- [California Faucets Double Paper Holder with Shelf](#) (powder)
- [Dornbracht IMO Tissue Holder](#) (office bath)

Main Bedroom

- 12' tall [lift and slides](#) with and expansive glass totaling 24' wide opening up to large covered viewing deck with [Mirage Italian Pavers](#) installed on a [Pedestal System](#). Deck has custom metal handrails with Kebony wood caps with [SPJ speakers and accent lights](#) on support posts
- [Ortal 110H fireplace](#) with Pelle Grigio Marble surround with steel details
- 2 [Serenity Lighted Mirror by Electric Mirror](#) over hutches with Nero Schist Slab countertops
- [Ivory Oak Shinnoki](#) Cabinetry hutches, closet storage headboard with built in night tables
- and extra walk-in closet with LED sensor lighting on doors
- Hutches and night tables have Nero Schist stone slab tops
- Ambient color changing [LED RGB](#) strip lighting on top of closet headboard lights up entire ceiling by
- [Torison Ceiling Fan](#) Modern Fan Co with remote
- [Louis Poulsen Yuh LED Wall Sconces](#) bedside lighting
- Floor to ceiling semi sheer curtains (Casamance Conti) with Crestron powered blackout shades
- [James Loudspeakers](#)

Lounge off Bedroom

- Lounge area with recessed oak paneled built in viewing niche with custom cushions (included)
- 85" TV with sound-bar
- Floor to ceiling curtains on west side with Crestron powered black out shades
- Ceiling speakers

Main Bath Vanity

- Floating vanity cabinet with 2 sinks with accent lighting mounted on a marble feature wall. Extra storage in 2 large mirrored cabinets. In wall faucets.
- [Krion Lux Solid Surface](#) with 2 integrated sinks
- [Ivory Oak Shinnoki](#) Cabinetry Floating Vanity
- Pelle Grigio feature wall
- 2 [Dornbracht Wall Mounted Single Lever Faucet](#)
- 2 [Dornbracht MEM Towel Rings](#)
- 2 [Robern 6" Deep Mirrored Cabinet with NightLite and Defogger spec sheet](#)
- Ceiling Speakers
- Edge Twiggy wall lighting retro-ed with ColorBeam [LED Tape Accent Lighting](#)
- Under floating cabinet [LED Tape Accent Lighting](#)
- Floor to ceiling curtains with Crestron powered black out shades

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Main Bath Soaker Tub

- Feature wall behind tub is [Pavimenti Arena](#)
- [Duravit Cape Cod Freestanding Soaker Tub](#)
- [Clizia Mama Non Mama Flushmount](#) light over soaking tub
- [Dornbracht MEM Wall Mounted Faucet](#) at tub
- [Dornbracht Hand Shower Set](#) at tub

Main Bath Steam Shower Wet Room

- Shower has easy care [Pavimenti Arena](#) large format tile shower and custom glass shower enclosures with floating bench
- [ThermaSol ProSeries Steam Generator with Smartsteam](#) with [Control](#)
- 2 [Dornbracht Shower Heads](#)
- [Dornbracht Hand Shower Set](#)
- [Electric Acclaim Fog Free Mirror with Lighting](#) in shower for shaving
- [Amba Quattro Towel Warmer](#)
- [Toto Wall Hung Toilet with Washlet](#)
- [California Faucets Double Paper Holder with Shelf](#)
- Cove ceiling [LED Tape Accent Lighting](#) in steam shower and toilet area. Also under floating bench

Sauna

- Large Sauna with floating double bench seating cut from clear cedar with floating changing area bench. Glass door allows ocean view
- [Harvia Cilindro 11 - 10.5 KW sauna heater](#)
- Speaker hidden under seat
- Ambient color changing [RGB LED Accent strip light](#) in wall
- [LED Tape Accent Lighting](#) under floating bench seating

Laundry Room

- [LG Front Load Washer with Turbo Wash](#)
- [LG Front Load Dryer with Turbo Steam](#)
- [Ivory Oak Shinnoki](#) Cabinetry with hampers and extra storage. Floating shelving and upper cabinets have under cabinet [LED Tape Accent Lighting](#)
- [Sub Zero 24" Undercounter Designer Series Beverage Center](#) with coffee area
- [Krion Lux Solid Surface](#) with integrated sink with large folding counter
- [Blanco Linus pullout faucet](#)
- [Besa Trilo](#) Pendant accent lighting over folding area

Flex Room

- Ceiling Speakers
- Pocket doors to lounge area

Exercise Room

- Private wing with ocean view
- Tonal workout installed on wall (negotiable)
- Ceiling speakers
- 55" TV wall mount

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Barbecue Built in Covered Location

- [Wolf 36" Outdoor Grill](#)
- [Best Series 48" Stainless Steel Outdoor Range Hood Insert](#), with internal 1300 CFM blower
- Granite countertops
- Upper storage cabinet and under kick plate have [LED tape accent lighting](#)
- Wolf sealed storage drawer

Pool, Spa, Outdoor Shower area and FirePit and North Deck

- Pool and Spa redesigned with Mirage tile and pebble tec finish. All new Pentair pool equipment including Ultraviolet water purification module. New CoverStar pool cover.
- [Sedona Firepit with Wide Ledge](#)
- Tile Tech Pedestal System with [Mirage Tile and Pavers from Italy](#) (main decks and upper deck)
- [Calazzo Outdoor Shower with teak base](#)
- Under ground pool equipment room

2 Car Oversized Garage with Covered Breezeway to Entry Door

- Kolbe French door with side lights and windows over looking North garden area
- [Blanco Liven Silgranit Sink](#) with [Hansgrohe Tails N pulldown faucet](#)
- Custom Storage Cabinets with maple top workspace
- Nora Panel LED lighting with Nora Cans
- Ceiling Music Speakers

Landscape Lighting

- [LightCraft Moderno L Path Solid Brass with Black Powdercoat LED Lighting](#)
- [LightCraft Adjustable Accent Light Solid Brass with Black Finish LED](#)

Paint Color

- Benjamin Moore Paint White Dove