

Whole House Features

- [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

Property Highlights

- Auto and Pedestrian Gate w/Charred Cypress Wood with black linseed oil finish ([Shuo Sugi Ban Gendai burned both faces](#))
- Upper driveway to bunk house with its own private gate
- [Invisible Deer Fence Metal Hexagrid](#) surround entire property

Windows and Doors

- [Dynamic Fenestration Arte-Aluminum](#) windows and french doors

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

Smart Home System, Security System and Lighting

- Crestron Smart Home, control lights, music, shades, fireplaces, security, heating and A/C and Doorbird auto gate, 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 in discrete hidden pockets
- Pendants and light fixtures also controlled by Crestron Home
- Honeywell Security system with motion sensors, back up hard drive and [Siren](#)
- Exterior security cameras at all homes, garage and auto gate can be viewed remotely

Whole House Music System

- [James Loudspeaker small aperture 63-7](#) installed in Living, Kitchen, Dining, and Sunroom and Main Bedroom Ceiling for incredible sound.

- New roof [Taylor Metal Product Cool Kynar](#)
- Seamless gutter system with [Alu-Rex Double Pro Gutter Protection](#)
- [Cyclovac](#) Central Vacuum with retractable hoses
- Custom Handcrafted Hot Rolled Steel Details though-out home
- Paint Color - Benjamin Moore White Dove

- Kebony Wood decking, siding soffits and exterior handrail caps. The ultimate alternative to tropical hardwoods, virtually maintenance free [The technology of Kebony wood video](#) and [Decking Flyer](#)
- 2 new underground storage tanks for 2 wells

- 12' [Reynaers Aluminum Lift and Slides](#) sunroom and main bedroom

- Interiors of cabinets with Salt Linen [Antracite](#) or [Mahndolia](#) finish (Thermally Structured veneers with 13-hour water resistant core)
- All upper cabinets and floating shelves have under cabinet [LED Tape Accent Lighting](#)

Colorbeam Lighting

- [Colorbeam](#) Low Volt Lighting provides kelvin temperature and dimming control (most locations) controlled by Crestron
- [Dry Wall Ceiling Cans](#) (most locations)
- [Shower Cans](#)
- [Wood Ceiling Cans](#)
- [LED Strip Lighting](#) all accent areas, under cabinet lighting, under floating vanities, under stair treads. and more

Alloy LED Lighting

- Closet and Interior Cabinet Lighting Sensor Activated [Alloy LED Strip lighting](#)

- 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



[Sawyer Mason French White Oak Wood](#)

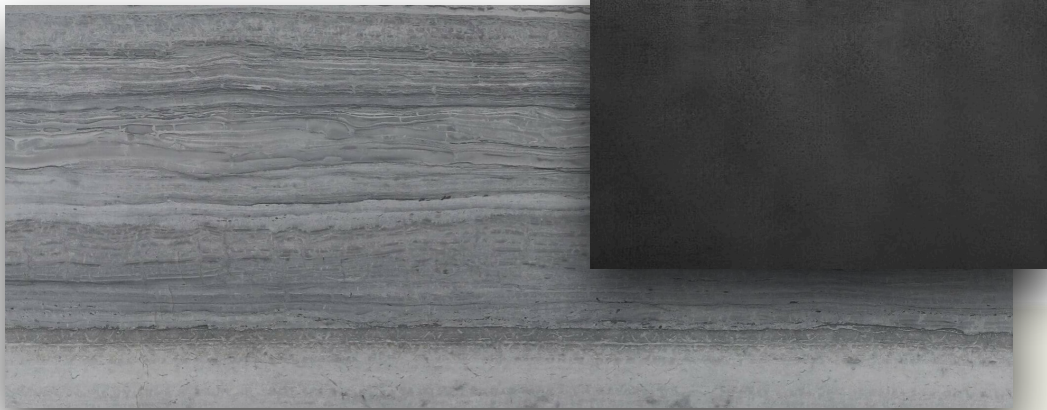
all upstairs floors except wet area. Main bedroom ceiling and all main living area ceilings downstairs.



[Pavimenti Arena Italian Porcelain Tile in Cinder Block 30" x 60"](#) all floors downstairs, floors upstairs in wet area and sauna, all showers



[Ivory Oak Shinnoki](#) cabinetry throughout, wall panels, floating bathroom vanities, floating benches, shelves and trim work

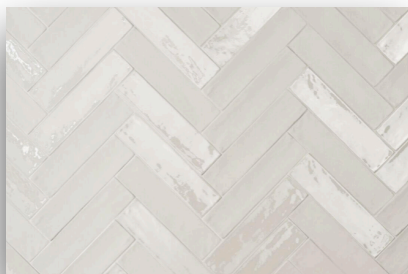


Pelle Grigio Marble in large format bathroom vanity walls and fireplace surrounds.

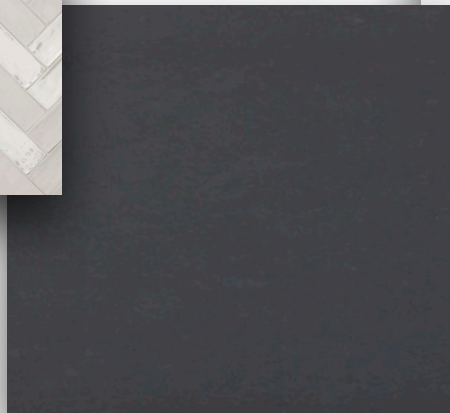
Hot Rolled Steel
Fireplaces, hood vent at cooktop and office credenza top



Benjamin Moore
Paint White Dove



[Blanco Sienna Tile](#) backsplash in matte and gloss Linear pattern in pantry and kitchen



Nero Schist Stone Slab on kitchen countertop, window sill and large raised bar area at Island. Hutch tops and night table in Main bath

[Krion Lux Solid Surface](#)
Counters in food prep area at Kitchen Island and Pantry. All bathroom vanities with built in Krion Sinks and laundry room counters

Kitchen and Pantry Appliances & Plumbing



Kitchen & Kitchen Island

[Ivory Oak Shinnoki](#) Cabinetry, extra storage in top cabinets and below island
Blum Accordion style uppers and soft close drawers

[James Loudspeakers](#)

Nero Schist Stone Slab on kitchen countertop, window sill and large raised bar area at Island



Sub Zero 36" Designer Column Refrigerator & Freezer



[Miele PureLine Plumbed Combi-Steam Oven & Miele 30" Convection Oven - M Touch](#)

[Thermador 42" Professional Hood Vent with Remote Blower 1300 CFM](#)



[Gaggenau Vario Full Surface Induction Cooktop](#)

[Miele integrated warming drawer](#)



[Bosch 800 Series fully integrated dishwasher](#)



[Dornbracht Tara Pull Down Faucet](#) in matte platinum finish both sinks



Kitchen and Kitchen Island Plumbing and Hardware

[Julien Smart Station Stainless Steel sink](#) only with drain grid kitchen south

[Haefele Pullout Waste Bin Hailo Euro Cargo](#) in kitchen south and kitchen island

[Linnea Stainless Cabinet and Appliance Pulls](#)

[Insinkerator Evolution Garbage Disposal](#) at both sinks



[Julien Smart Station Stainless Steel Sink with Maple](#) in island

Pantry

[Kron Lux Solid Surface](#) Counters with [Blanco Sienna Tile](#) backsplash in matte and gloss

[Ivory Oak Shinnoki](#) Cabinetry

[LG Microwave](#) in cabinet



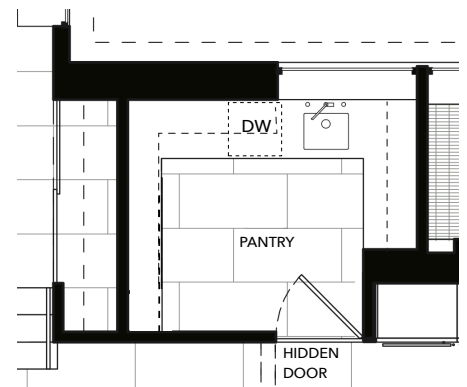
Blanco [Quatrus Stainless Sink](#), [Culina Pull Down Faucet](#) & [Lato Soap Dispenser](#)



[Bosch 800 Series fully integrated](#)



[Louis Poulsen PH 4/3 Pendant Light](#)



Glass Box Entry

- 2 Euro-White Oak Closets with Built in Organizers
- Floating Euro-White Oak Bench

Living Room

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

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](#)
- [Ortal 3 sided Space Creator 150](#) Propane Fireplace shares with living room

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. Sensorsblighting inside cabinets
- [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](#)

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)

Office

- Office is behind a private hidden door overlooking the south deck pool area.
- Could be converted to a bedroom if desired with its ensuite bath. Wired for TV
- Large built in oak credenza has with hot rolled steel tops, with discrete storage for office equipment
- Floating shelves with [LED Tape Accent Lighting](#)
- [Ashley Norton Bronze Pulls](#)
- Speakers

Office and Media Room Bath

- Both bathrooms [Ivory Oak Shinnoki](#) Floating Drawer Vanity Cabinets with ambient LED lighting underneath
- Vanities and toilets float on a Pelle Grigio Marble full wall
- [Kרון Lux Solid Surface](#) with integrated sinks
- [Kartners Berlin Towel Ring](#)
- [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)
- Both Showers [Pavimenti Arena](#) large format tiled shower, powered windows
- Custom glass opaque shower walls

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](#)

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

Lounge off Bedroom

- Lounge area with recessed oak paneled built in viewing niche with custom cushions (included)
- 85" TV with sound-bar

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](#)

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

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](#)

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](#)

- [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
- [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](#)

- Floor to ceiling curtains on west side with Crestron powered black out shades
- Ceiling speakers

- 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

- [Dornbracht MEM Wall Mounted Faucet](#) at tub
- [Dornbracht Hand Shower Set](#) at tub

- [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

- Speaker hidden under seat
- Ambient color changing [RGB LED Accent strip light](#) in wall
- [LED Tape Accent Lighting](#) under floating bench seating

Upper Level Finishes & Features

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
- [Kרון 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

Exterior Finishes & Features

2 Car Oversized Garage with Covered Breezeway to Entry

- Kolbe French door with side lights and Kolbe windows over looking North garden area
- Striking cantilevered steel roof clad with white oak underneath connects the garage to main residence
- Ceiling Music Speakers
- Honeywell security panel
- Custom Storage Cabinets with maple top workspace
- [Blanco Liven Silgranit Sink](#) with [Hansgrohe Tails N pulldown faucet](#)
- Nora Panel LED lighting with Nora Cans
- Ceiling Music Speakers
- EV Ready

Covered Barbecue Area

- [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](#)
- [Calazzo Outdoor Shower with teak base](#)
- Under ground pool equipment room

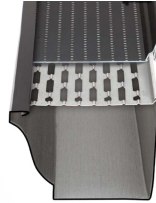
Landscape Lighting

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

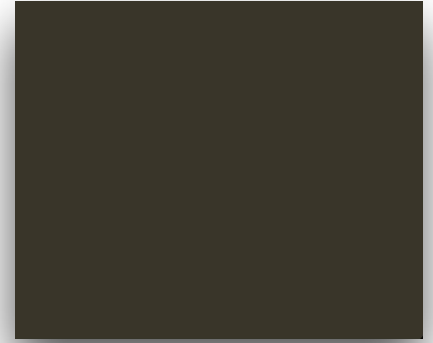


Custom steel handrails and details
White Oak soffits at
Entry & Upper Deck

Roof - 24 Gauge Taylor
Metal with Kynar Dark
Bronze Finish



Seamless gutter system with
[Alu-Rex Double Pro Gutter
Protection](#)



[Shou Sugi Ban](#)
Auto Gate

[Equitone natura 074](#) Panels



Kebony Siding, Soffits and [Decking](#)
[Video - The Technology of Kebony Wood](#)



 **DYNAMIC**
ARTE-ALUMINUM



[Mirage Evo 2E Glocal Porcelain Tile - Italy](#)
with [Tile Tech Pedestal System - Hybrid](#)

[Dynamic Fenestration](#)
[Architectural Windows](#)