

## 3337 Sunset Key Custom Features

Modified Curacao Floor Plan | 4 Beds | 3 Baths | Oversized 2 Car Garage

### Exterior

- New tile roof & soffits (2024)
- Kevlar electric rolldown screens on upstairs & downstairs lanai's
- Impact resistant windows (2023) except for second floor great room, transoms and side lights
- Enclosed downstairs tiled lanai includes outdoor kitchen with chafing dish, sink and mini fridge
- Pool and waterfall spa overlooking waterfront
- Pool resurfaced with new Pebbletec surface and coping (Dec 2023) and new paver pool deck
- Upstairs open-air balcony overlooking pool and marina channel
- Home exterior painted 2024

### General

- New carpeting throughout
- New blinds throughout
- New fans throughout
- Diamond-set neutral tile flooring throughout main space
- Interior painted 2024, except primary bedroom
- Toilets replaced in all bathrooms

### Kitchen

- New quartz countertops with breakfast bar connecting to the dining room
- Ample storage with white, raised-panel cabinetry
- Center island with storage, seating, and electric cooktop
- New stainless appliances 2026:
  - Refrigerator
  - Double Wall Oven
  - Electric Cooktop
  - Washer and Dryer
- Closet pantry
- Dining nook overlooking front courtyard
- Samsung front load washer and dryer (2024)

## **Main Living Space**

- Grand foyer with decorative stained glass transom window inset
- Two-story ceilings with large upper windows
- Built-in entertainment wall
- Grand bahamian fan fixture
- Mediterranean style wrought iron chandelier above dining

## **Primary Suite**

- Primary bedroom with ensuite bath and walk-in closet
- Tray ceiling and bahamian fan fixture
- Primary bath renovated with new vanity, quartz top, and dual sinks. Glass-enclosed shower, garden bath, and private toilet

## **4th Bedroom/ Den on Main Floor**

- Glass french door entry
- Custom window treatment and blinds
- Tropical palm ceiling fan
- Built In corner closet

## **Main Floor Bathroom**

- Glass door with custom mermaid stained glass inset exits to side of home with pool access
- Glass enclosed walk-in shower

## **Upstairs Living Space**

- Spacious guest room (14'x17')
- Full bath with decorative glass dolphin window has new cabinets and mirror and a dual vanity and shower with tub
- Third bedroom (11'x12') with double door entry, tray ceiling, built-in cabinetry/closet and sliding door lanai access

## **Garage**

- New Hurricane resistant garage door
- Hand Pulley Bicycle Mounting racks on ceiling
- Extensive shelving and storage cabinets with work bench
- Utility sink