

Architectural & Interior *Highlights*

- IMMEDIATE GOLF MEMBERSHIP OPPORTUNITY
- 2006 Build
- Water and Golf Course Views
- Whole- House Generac Generator
- New Roof (2024)
- Southeastern Exposure
- Two-Car Garage
 - Epoxy Floor
 - Hurricane Rated Garage Doors
 - Mini-Split
 - Car Lift
- Entry Way
 - Courtyard with Custom Iron Gate
 - Fountain
 - Arched Stained wood panel glass door at entry
 - Cove Ceilings with Recessed Lighting at entry
- Impact Windows and Doors
- Great Room
 - Custom Cast Fireplace in Great Room
 - Transom Windows
 - French Doors
- Kitchen
 - Quartz Backsplash & Countertops
 - Custom Wood-Stained Pantry Door
 - Custom Tiled Hood Vent
 - Pull-out Drawers
 - Glass Cabinet Doors
 - Blanco Composite sink
 - Pocketing Sliders and Screens
- Kitchen Appliances
 - Sub Zero 42" Paneled French Door Refrigerator & Freezer
 - Wolf Gas Cooktop
 - 6 Burners
 - Bosch Paneled Dishwasher
 - Wolf Microwave
 - Wolf Wall Oven
 - Independent Hood Vent
- Drybar
 - KitchenAid Beverage Cooler
- Millwork
 - Wood Beams with Cathedral Ceiling in Great Room and Primary
 - Wood-Stained Tongue and Groove at Lanai Ceiling
 - Solid Wood Doors
 - Emtek Hardware
 - 11" Baseboards
- Bathrooms
 - Frameless Glass Shower Doors
 - Custom Tile Work
 - Bathtub in Guest Room
 - Double Thick Counters in Half Bath
- Flooring
 - Luxury Vinyl Flooring Throughout Main Areas
 - Wood Flooring in Den
 - Carpet in Bedrooms
 - Tile in Bathrooms
- HVAC
 - Navien Tankless Water Heater (2014)
 - AC Units
 - Garage Mini Split (2014)
 - Carrier Infinity 5 ton (2012)
 - RUUD 2 Ton (2013)
 - Lennox 4 Ton (2012)
- Primary Suite
 - Bedroom
 - Walk-In Closet
 - French Doors
 - Sitting Area
 - Primary Bathroom
 - Frameless Glass Shower Door
 - Listello Tile Detail
 - Dual Vanities
 - Make Up Vanity
 - Soaking Tub
- Outdoor Living and Pool Deck
 - Screened Area
 - Freeform Pool
 - Spa
 - Pentair FNS Plus D.E. - 2021
- Outdoor Cabana
 - Wolf Grill
 - Beverage Cooler
 - Sink
- Additional Features
 - Casita (5th Bedroom)
 - Retractable Screens at French Doors and Study
 - Integrated Speaker System
 - Custom Closets Throughout including Pantry
 - Whirlpool Washer and Dryer
 - Custom Window Treatments Throughout
 - Lutron Lighting System

Recurring Fees

- 2026 Mediterra HOA Fee: \$9,060 Annually (Includes Bulk Cable & Internet)
- 2026 Positano HOA Fee: \$3,000 Quarterly (Budget can be provided)
- Buyer to pay a transfer fee of 1/4% of purchase price to the Positano Neighborhood Association
- Food Minimum: \$1,200 minimum
- Amenity Preservation Fee: \$2,400 Annually
- Club Membership is required. Contact Membership Director for details
 - \$2,000 annual special assessment

One Time Fees

- All new members are required to pay a \$8,750 special assessment
- Transfer fee to the Mediterra Community Association is 1% of the purchase price plus \$6,000

It is the responsibility of the buyer's agent and/or their client to verify all fees, potential assessments, measurements, and representations. Agent/broker not responsible for errors.