

# Features and *more*

4 Bedrooms + Den 4 1/2 Baths

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- 2020 Build
  - Southern Exposure
  - 4,169 Living Area
  - 7,674 Total Area
  - Elevator
  - Windows & Doors
    - Impact Windows and Doors
    - 10' Impact Sliders
    - 10' Impact Iron Front Doors with 2' Transom Window
  - Three-Car Garage
    - Epoxy Floor
    - Overhead Storage Racks
    - Insulated Impact Garage Doors
    - Mini-Split in Garage
  - Living Room
    - Volume Ceilings
    - Painted Beams
    - Open Floor Plan
    - Television Wall with Sconces
  - Kitchen
    - Hidden Walk-in Pantry
    - Quartz Countertops
    - Waterfall Countertop at Island
    - Double-Thick Countertops
    - Full-Extension Soft-Close Drawers
      - Cabinets in Island
    - Tile Backsplash
    - Stainless Single-Bowl Sink
    - Upper Cabinetry
      - Glass Doors
      - Accent Lighting
    - New Cabinet Hardware (2025)
  - Kitchen Appliances
    - Monogram Refrigerator & Freezer
    - Wolf Gas Cooktop (5 Burner)
    - Wolf Ventilation Hood
    - Wolf Wall Oven
    - Monogram Microwave
    - Asko Dishwasher
    - Monogram Wine Refrigerator
  - Flooring
    - Tile Throughout Main areas (24x48 Inch Tile)
    - Carpet in Bedrooms
  - Details & Millwork
    - Solid Core Interior Doors (5 Panel)
    - Vaulted Ceiling in Loft
  - Primary Bedroom
    - Custom Box Molding Detail at Bed Wall
    - Custom Closet System
      - LG Washer & Dryer in Closet
    - Tray Ceiling
    - Motorized Window Treatments
  - Primary Bath
    - Dual Vanities
      - Quartz Countertops
    - Kohler Freestanding Soaking Tub
    - Walk-In Shower
      - Multiple Shower-heads
        - Rain and Wall Shower-heads
      - Frameless Glass Shower
  - Laundry Room
    - GE Washer/Dryer
    - Sink
    - Mudroom (built-in)
  - Outdoor Living
    - Tongue & Groove Ceiling Detail
    - Shellstone Pavers
    - Outdoor Kitchen
      - Black Absolute Granite Countertop
      - Fire Magic Grill
      - Hood Vent
      - Monogram Beverage Cooler
      - Sink
    - Pool & Spa
      - Heated (Gas)
      - Salt-Water Chlorinator
      - Waterfall
      - Deck Jets (2)
    - Motorized Roll-Down Screens (Hurricane)
    - Clearview (Panaramic) Pool Screen
    - Fire pit (gas)
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## Miromar Lakes Fees

- 2025 Miromar Dues: \$2,200/Quarter
- 2025 Cortona Dues: \$1,572/Quarter
- Application Fee: \$100/One-Time
- Transfer Fee: \$10,000/One-Time
- Capital Contribution: \$250/One-Time

\*Dock in Rear of Property is Shared with Neighbor and Taken Care of By Cortona Association\*