

PROPERTY FEATURES SHEET

8934 Puerto Del Rio Drive, Unit 302 • Cape Canaveral, FL 32920

Original Owner | Purchased 2005 | Stack 2 – Northwest Corner | West Water View

Never Leased • Used 6 Months Per Year for 20 Years

Residence Specifications

- **Interior Living Area:** 2,434 sq ft
- **Exterior Balcony Area:** 477 sq ft (wraparound)
- **Total Area:** 2,911 sq ft
- **Hurricane Shutters:** Full coverage, serviced and cleaned annually

Flooring

- Ceramic tile in hallways, closets, bathrooms, and dining room
- Bamboo flooring in the kitchen
- Upgraded carpeting in two bedrooms and living room
- Luxury vinyl plank in the third bedroom/office

Walls & Finishes

- Professionally custom-painted interiors
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Primary Bathroom

- Shower with frosted glass door

- Marble countertops
- Double sinks
- Jetted tub
- Kohler commode with soft-close seat
- Moen faucets
- Dimmable lighting
- Linen closet
- Installed safety bars

Guest Bathroom

- Shower with sliding frosted glass door
- Marble countertop
- Single sink
- Safety bars
- Linen closet
- Motion light above Kohler commode with soft-close seat
- Moen faucets

Kitchen

- Silestone countertops
- Stainless steel Houzer double sink
- Delta touch-activated faucet with sprayer

- White beveled solid-wood cabinetry with soft-close doors and drawers
- Pull-out drawers
- Under-cabinet lighting
- LED bar lighting (dimmable)
- Upgraded pewter cabinet hardware

Appliances (2023–2024)

- LG convection range (double oven) – 2023
- LG microwave – 2023
- LG dishwasher – 2023
- LG French-door refrigerator with interior water dispenser and drawer ice maker – 2023
- GE front-load washer & dryer on pedestals
- InSinkErator 1 HP disposal – 2018
- Stiebel tankless water heater

Utility Room

- Utility tub with spray faucet
 - Upper cabinets
 - Wall-to-ceiling storage cabinets
 - In-wall ironing board
 - Upgraded ceiling light
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Window & Slider Coverings

- Hunter Douglas pleated shades on great room sliders
 - Hunter Douglas verticals in guest bedroom & office
 - Springs brand cordless room-darkening shades in primary bedroom
 - Custom valances in primary bedroom & great room
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Closets

- California Closets in all bedrooms except office
- Upgraded ceiling light fixtures in primary closets

HVAC

- Rheem 14 SEER heat pump (indoor/outdoor units) replaced in 2018

Smoke Detectors

- All replaced in 2018
- Hardwired with 10-year battery backup

Ceiling Fans

- Hunter fans in all bedrooms (each with light attachment)
 - Hunter fan in living room (no light)
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Electrical & Lighting

- Three floor plugs in great room (two active, one covered by carpeting)

- Magnetic door holdbacks in foyer
 - Motion-activated foyer light
 - Dimmable hallway ceiling light
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Windows & Glass

- 3M tinted film on west-facing sliders
 - Primary bedroom window fully replaced in 2024 with an impact-rated window
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Garage Area

- Three Rubbermaid storage bins included