

Luxury Features

3 BEDROOMS PLUS STUDY

3.5 BATHROOMS

3 CAR GARAGE

Vestibule Entry

- Secure Building Elevator Opens to Private Vestibule
- French White Oak Floors which Continue Throughout the Property
- Beautiful Built in with Deep Storage and Bench Seating
- Elevator and Front Entry Doors Trimmed with Wood
- Baseboard Added in Vestibule for an Elevated Look
- Custom Light Fixtures
- Double Entry Doors to Unit

Kitchen

- La Cornue Convection Gas Range and La Cornue Hood
- Sub Zero Refrigerator Tower and Sub Zero Freezer Tower with Ice & Water
- Solid Wood Cabinetry with Dovetail Drawers and Soft Close Drawers and Doors
- Restoration Hardware Cabinetry Hardware
- Waterstone Refrigerator & Dishwasher Handles
- Waterstone Kitchen Faucet
- Pot Filler
- Cove Dishwasher
- Sharp Microwave Drawer
- Built in Pantry with Pull Out, Adjustable Shelves
- Bar and Coffee Station with Wine Cooler
- Key Closet
- Coffered Ceilings with Crown Molding

Powder Room

- \$8,000 Sink
- Hand Finished Mirrored Tile
- Restoration Hardware Lights
- Restoration Hardware Towel Bars & Hooks (in all Bathrooms)
- Marble Flooring and Counters
- Low Profile Toilet



Interior

- 11- Foot Ceilings
- Extra Millwork Added in Hall for an Elevated Look
- Speakers Throughout
- Cameras Throughout Unit for Security (cameras convey)
- Equipment for Audio and Security is in Study
- White Oak Flooring and Mantle
- Pocket French Glass Doors to Study
- Linear HVAC Slot Diffusers throughout provide an elevated modern look
- Natural Gas throughout building
- Built In Electric Fireplace in Living Room
- All Exterior Glass is Hurricane Rated Impact Glass
- Restoration Hardware Curtains and Rods
- Plantation Shutters throughout
- Central Vacuum
- Gorgeous Wood Doors are from The Bank Architectural Antiques in New Orleans: Bar Pantry, Owner's Suite Entry, Walkthrough Closet, Full Built-ins, One Closet
- Living Room and Family Room Crown Molding
- Beams in Living Room, Owner's Suite, and Secondary Bathroom
- Custom Built Ins for all Closets

Primary Bedroom, Closet & En Suite Bath

- Stunning Oceanfront Views in Bedroom or Full Privacy with Doors to Living Area
- Marble Flooring and Counters in Bathroom
- Wet room with Tub set inside Shower
- Restoration Hardware Mirrors and Lights
- House of Lights Chandelier
- Tile to Ceiling in Shower
- Linear Shower Drain
- Low Profile Toilet
- Frameless Shower Enclosure

Secondary Bedrooms & En Suite Baths

- Marble Flooring and Counters
- Low Profile Toilets
- Linear Shower Drains
- Frameless Shower Enclosures
- Tile to Ceiling in Shower
- Reduced Sound Vents



Study

- Built-Ins with Bench, Desk and Shelving

Laundry Room

- LG Washer & Steam Dryer
- Abundant Cabinetry and Deep Sink
- Marble Flooring

Balcony

- Electric Roll down Storm Shutters provide protection for Balcony Furniture
- Glass Balcony Panels preserve Stunning Ocean Vistas
- Plumbed for Future Summer Kitchen

Garages

- Two Separate Garage Areas totalling 3 Garage Spaces
- Private Two Car Garage Under Building with Private Garage Door
- Additional Oversized Single Garage in Detached Building with Ceiling Mounted Storage Racks and Pedestrian Door Access in addition to Overhead Door

Amenities

- Private Beach Access with Stairs
- Heated Pool with Spa
- Gym with Equipment Including Treadmill and Recreational Ping Pong
- Guest Parking
- Royal Palms at Complex Entrance



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