

## **1949 Rockledge Drive, Rockledge, FL**

Joyal Custom Built House – March 2021

.93 Acre lot with 92' Indian River Frontage Deep Water Lot

Block First Floor, Reinforced Frame Construction for Second Floor

Stucco/Cultured Stone Exterior

PGT Low E Argon Filled Vinyl Impact Windows and Sliders

Fiberglass Impact Doors

Amar Hurricane Rated Garage Door

Solid Core Bedroom, Bath and Garage Doors, Hollow Closet Doors

Oversized Walk In Pantry with Coffee Bar

Oversized Laundry Room w/Option for Speed Queen Washer/Dryer Front Loaders

Belgard Paver Driveway

Insulated Walls and Cor-Fil Foam Insulation in Block

Eagle Sierra Madre Roof Tile with 25 year warranty and current wind mitigation

Price Termite Bond

KwikSet Microban Hardware

Aerobic Septic System with Permit and Service Agreement In Place

Centricity 10 year structural warranty (transferrable)

## **Finishes**

Lauzon Engineered Hardwood (Lauzon Sonoma Serenity)

Custom Automated/Manual Roller Blinds

Cambria/Quartzite Counters

72 inch Dimplex Electronic Fireplace

12 Foot Chandelier with Lift

**Kitchen**

SubZero Fridge

Cove Dishwasher

Wolf Steam Oven

Wolf Convection Oven

Wolf Hood

Wolf Induction Cooktop

Custom Cabinetry

Custom Lighting

Cambria Portrush Countertop

**Mechanical/Electrical/Plumbing**

Trane Air Conditioning and Air Handlers (18 SEER)

20KW Kohler Whole House Generator with Automatic Transfer Switch

Generator Service Agreement in place

500 gal Propane Tank (owned)

80 Gal Rheem Hybrid Water Heater with Automation

Fleck Whole House Water Softener (owned)

Deep Irrigation Well with Pump

Full Irrigation of entire lot - Hunter

Automated Interior and Exterior Lighting

Liftmaster MyQ garage door

Kohler, Delta and Signature Fixtures, Tub, Sinks

## **Low Voltage Systems**

Security System

Camera System

Wireless Access Points

Security Doorbell

Lutron Automated Lighting

Automated Pentair Pool

## **Pool**

Pentair Automation

Pebbletec Pool Finish

Pentair Salt System

Pentair Variable Speed Pump

Shelllock Pavers

Pool Cage

Pool Alarm