

## **7155 S Hwy A1A — Luxury Features List**

### **Oceanfront Setting**

- 1/2+ acre oceanfront parcel with towering dunes and sensational beachfront vistas
- 100 feet of direct ocean frontage
- Panoramic Atlantic views
- Private beach access
- Newly painted beach crossover
- New coastal landscaping

### **Renovation & Structural Upgrades**

- Completely renovated in June 2025 — every inch intentionally updated
- 2017 metal roof engineered for hurricane winds
- Impact-rated windows and doors
- Updated electrical and plumbing
- Efficient two-zone A/C system
- Exterior enhanced with a secondary water-resistance layer + four-coat stucco system

### **Interiors & Finishes**

- Three levels of upgraded living
- Tile flooring throughout

### **Chef's Kitchen**

- Gourmet island kitchen with custom maple cabinetry

- Designer stainless appliances (all new)
- Professional gas range with grill + griddle
- Pot-filler

### **Owner's Retreat**

- Top-floor 3rd-floor owner's suite
- Private ocean-view balcony
- Morning kitchen
- Jacuzzi tub
- Personal washer & dryer

### **Entertaining & Everyday Comfort**

- Two wet bars
- Ventless gas fireplace
- Central vacuum system
- Dedicated home office

### **Utilities & Garage**

- 2025 tankless water heater
- New washer & dryer
- 2.5-car attached garage

### **Turnkey Luxury**

- All furniture is brand new and included