



719 Feature List

6 bedrooms | 5 bathrooms

4,676 sqft under air

Interior Living

- Expansive 20' ceiling in foyer & living and dining rooms
- Large format tile throughout both floors
- Electric blinds covering all windows and doors
- Floating LED backlit marble staircase with glass railings
- LED Glass railing system on second-floor walkway overlook main living space
- LED accent lighting in foyer, living, dining and Kitchen areas
- Hanging LED light fixtures in Foyers
- 174 recessed 4" LED selectable lights
- 1100' of LED strip lighting
- Vertical wood slat wall with secret entrance to office /6th bedroom
- Poured in place 6" solid concrete 2nd floor

Kitchen

- High gloss 2 tone custom cabinetry
- Wolf 36" Natural Gas 6 Burner Cooktop
- Wolf 30" M Series Electric Double Oven
- Sub-Zero 42" paneled and built-in fridge
- Sub-Zero 18" 59 Bottle wine cooler with glass door and lighted racks
- Mitered edge counters throughout kitchen with matching backsplash
- Oversized single-slab quartz island with a bold 4" mitered edge profile
- Motorized pop-up outlet with built-in USB charging
- Extra sink with matching countertop cover + additional paneled dishwasher
- Custom hidden pantry entry with LED shelving, Fridge and Microwave Drawers
- Extensive LED lighting throughout cabinets, shelving and toe kick

Primary suite

- Located on first floor with 14' ceilings and lighted trays
- Soundproof mineral wool between walls
- Dedicated A/C system with independent Thermostat
- Coffee bar with integrated refrigerator
- Architectural Glass Bathroom Entry
- Automatic smart toilet (heated seat + bidet features)
- Extra large primary shower with built-in tub and multiple shower heads
- Large primary closet with custom buildout and island



- LED accent lighting in primary bathroom
- (2) Speaker In ceiling Sonos system

Bedrooms and Bathrooms

- All closets completely built out
- Motorized blackout blinds in every bedroom
- All Rooms have recessed lighting and pre-wired for fans
- Frameless glass enclosure in all bathrooms

Exterior Features

- Oversized concrete circular drive
- Synergy marine-grade fully stained wood tongue and groove on all exterior overhangs and soffits
- High-impact Low-E windows and doors
- 12' commercial glass entry door
- 10' high sliding doors leading to patios
- 17' glass curtain wall facing pool
- low voltage landscape lighting
- Lush, designer-curated multi-layered tropical landscaping
- Integrated multi-zone irrigation system

Garage

- 3-car garage with epoxy floors
- Insulated impact 12' tall garage doors
- Commercial smart garage door opener
- 13'6" ceiling height

Pool & Outdoor Living

- 28' x 14' Heated pool with jacuzzi and waterfall
- Natural gas Jandy pool heater
- Aqua-Link smart automation for jets, bubblers, heating, and lighting
- Summer kitchen with 42" Natural Gas BBQ, Fridge, sink, and dishwasher
- Entire yard enclosed by 7' horizontal wood fencing
- Designer marble coping, decks, patios, and Entry
- Hidden French drains in pool area
- Covered patio with lighting, WIFI access point and Sonos Speakers
- Grass area ~ great for pets



Laundry

- 2 laundry rooms (upstairs & downstairs)
- High-capacity Smart Electrolux washers
- Electrolux Electric dryers with steam function
- 1-2-10 Home Warranty Included

Building Systems

- (3) High Efficiency HVAC systems
- (3) Nest Smart Thermostats
- Rinnai Natural Gas Tankless Heater
- Generac 24KW Natural Gas whole house generator

Smart Home & Technology

- 100" Samsung TV with Sonos Surround Sound Bar in living room
- 4 zone interior and exterior Sonos speaker System
- Ubiquiti 2 Camera Smart doorbell
- (6) Integrated Ubiquiti camera system with night vision (cloud-based with backup hard drive)
- (5) Ubiquiti wireless access points installed on first and second floors for seamless connectivity
- Coax and Cat 6 pre-wired to all rooms and exterior connection

Location

- Expansive 171' curved frontage
- Directly across from public park along the Tarpon River Waterway
- Kayak and paddle board launch just steps away
- Corner lot with green space views and no homes directly in front
- 9792 sqft of land
- NO HOA