

# FEATURES LIST

## COMMUNITY FEATURES

- Prime East Boca Location Less Than One Block West of the Ocean
- Close to Mizner Park
- Close to Downtown Boca Raton Shopping & More
- Professionally Designed Tropical Landscaping Package & Irrigation System
- City Water & Sewer
- Easy Access to I-95
- Maintenance Free Community Living

## INTERIOR FEATURES

- Stylish 24" x 48" Mud Set Porcelain Tile in Laundry Room & Storage Room
- Engineered Wood on Entire First & Second Floor Including All Bedrooms
- 10' Ceilings on First & Second Floor
- Designer Millwork Package Including Optional Fireplace Built-Ins, Office Built-in & Loft Entertainment Center
- Upgraded 3 1/2" Door Casing and 7" Base Molding
- 8' High 1-3/4" Thick Solid Designer Interior Doors
- Control4 Smart Home Starter System Including 6 Speakers, 10" Touch Pad, A/C Controls, Limited Lighting Controls and Security System Integration
- Ceiling Fan Prewired in Bedrooms & Patios
- CAT 5 Phone & RGB Cable TV Prewired in Living Room & Bedrooms
- 4" High-Hat Lighting Throughout Including Bedrooms
- Rocker Style Light Switches
- Direct Wired Smoke & Carbon Monoxide Detectors
- 2nd Floor Laundry Room with Full Size Washer & Dryer
- Large Primary Bedroom with 2 Full Walk-in Closets with Built-in Shelves
- Quick Recovery Tankless Gas Water Heater
- High Efficiency 16 Seer Central Air Conditioning & Heating System with Two Zones
- Hand Crafted Wood Stair Package with Glass Handrails
- Raised Height Vanities in All Bathrooms 36"
- Upgraded Spray Polyurethane Foam Insulation for better energy efficiency ratings
- Private Balconies on Every Unit
- 4 En Suite Bedrooms w/ 4 Full Baths and Downstairs Powder Room

## EXTERIOR FEATURES

- Two-Story CBS Construction
- Steel Reinforced Monolithic Concrete Foundation
- Outside Summer Kitchen with 30" Built-in BBQ Sink, and Under Counter Refrigerator.
- Private Pool with Gas Heater, Optional Linear Fire Feature and Sundeck
- Travertine Marble Patio & Pool Deck
- Soil Treatment Under Foundation for Termite Protection
- Beautiful Modern Architecture
- Covered Entry & Large Covered Patio
- Two Car Garage with Flush Panel Door Includes Opener & Two Remotes
- Sherwin-Williams Decorator Selected Exterior Colors
- Hurricane Impact ES Windows Package
- Brick Paver Driveways, Entry & Walkways
- 2-10 Home Buyers Warranty

## KITCHEN FEATURES

- Upgraded Flat Panel Cabinets with 42" Uppers & Crown Molding
- Solid Surface Porcelain Countertops with Large Island for Seating
- Built-in THERMADOR Luxury Appliance Package
- 36" Built-in Stainless Steel Refrigerator / Freezer
- 36" Stainless Steel Gas Range
- Built-in Microwave Drawer
- Full Stainless Steel Panel Dishwasher
- Designer Tile Backsplash
- Undermount Stainless Steel Sink
- Kohler Faucet
- Garbage Disposal
- Optional Glass Wine Display
- Built-in Under Cabinet Wine Cooler (in Wine Bar)

## BATHROOM FEATURES

- Upgraded Designer Shaker Style Door Cabinets
- Solid Surface Quartz Countertops On All Bathroom Vanities
- Upgraded 2' x 4' Designer Porcelain Floor & Wall Tile
- Frameless Heavy Glass Shower Enclosure in Bathrooms
- Undermount Sink in All Bathrooms
- Decorative Upgraded 8" Widespread Kohler Faucets Throughout
- Freestanding Soaker Tub in Primary Bedroom



FOR MORE INFORMATION: Ann-Marie Mountcastle • (561) 901-7766 • [www.cjmluxuryhomes.com](http://www.cjmluxuryhomes.com)

Dimensions on the site plan and floorplan are approximate. Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. All drawings are the artist's concept. Site plan and floorplan are for conceptual purposes only and are subject to change without notice.

