

# At a Glance...8731 Betty Estate Highlights

- Three levels of refined living, all accessed by a private elevator, and impeccably maintained throughout
- Fully integrated smart systems include whole-home security, premium sound system, advanced water filtration, and four-zone high-efficiency HVAC for year-round comfort and control
- Gourmet eat-in kitchen with custom cabinetry, center island, breakfast bar, granite countertops, stainless appliances, and sophisticated entertaining flow
- Four elegantly appointed bedrooms | Five baths (3 full, 2 half)
- Luxurious primary suite retreat featuring two custom dressing rooms, a built-in beverage bar, deep jetted soaking tub, and soothing rainfall shower
- Versatile bonus spaces, including a private fitness studio, media & game room, cocktail lounge, or reimagined as a guest suite, executive office, or private quarters
- Surprise touches throughout, including exquisite built-ins and an imported Italian Murano glass basin
- Five distinct terraces, including a screened balcony and open-air sunset lounge with panoramic water and parkland views
- Oversized 4-car stacked garage with showroom-grade epoxy flooring
- Two private docks and two jet ski lifts
- A boat ramp for seamless Gulf access
- Architecturally integrated covered bay for RV or boat storage
- Located at the end of a cul-de-sac - ultimate serenity
- Custom paver walkways and patios, designer lighting, landscaping, irrigation, and exceptional privacy create an entertainer's dream inside and out

A one-of-a-kind property where enduring architecture, unmatched views, and uncompromising privacy set a new standard in coastal luxury





# Your Sanctuary Awaits...Rare. Refined. Remarkable.

## Structural & Architectural Highlights

- Three-level Mediterranean-style estate
- Concrete and metal stud construction for fortress-level durability
- 50-year metal roof
- Hurricane and fire-resistant design
- Impact-rated doors and windows
- Elevator serving all 3 levels
- Full-property security system
- 14 strategically placed surveillance cameras

A rare opportunity to acquire 8731, 8717, and the buildable lot between—offering the potential to create a private, multi-residence family compound or an exceptional investment portfolio

## Unrivalled Gulf Access & Vistas

- On-site boat ramp for launch-on-demand convenience
- Two separate waterfront docks
- Two mechanical lifts for jet skis or kayaks
- Four elevated balconies, including:
  - Second-floor screened terrace for all-weather use
  - Top-level open-air lounge with panoramic sunset views
- Views of protected lands, historic Gulf stilt homes, and endless water horizons
- Exceptional privacy ideal for buyers seeking seclusion without compromise
- A 5-foot deeded parcel across the canal is included with the property

## Outdoor Entertaining & Landscape Design

- Custom paver walkways, patios, and outdoor entertaining zones
- Architecturally integrated covered bay for RV or boat storage
- Covered grilling area for al fresco dining
- Resort-style LED landscape lighting system
- Smart irrigation supporting lush tropical foliage

8731 Betty St.

Buildable lot available  
by request

8717 Betty St.  
available by request

# Signature Living Spaces

## Primary Suite

- The third floor features multiple private indoor and outdoor lounge areas, ideal for quiet reflection, connection, or a private home office with a view
- Soaring cathedral ceilings
- Two spacious, fully customized walk-in closets with abundant room for designer wardrobes, curated collections, and luxury accessories
- Sleek built-in beverage bar
- Expansive jetted spa tub & rain shower for spa-like experience



## Gourmet Culinary Environment

- Gourmet eat-in kitchen with custom cabinetry & center island
- Expansive breakfast bar with seating for four—perfect for casual dining or elevated morning routines
- Timeless granite countertops & stainless appliances
- Convection oven and integrated layout perfect for private chefs or curated events
- The sophisticated open-concept layout offers seamless flow to the sunlit eat-in kitchen, formal dining room, and an elevated second-floor terrace perfect for al fresco dining





## Additional Refined Touches

### Luxury Finishes & Comfort

- 10-foot-plus ceilings
- Custom crown molding with integrated lighting
- Designer wrought iron railings
- Whole-home audio system
- Granite and marble countertops throughout
- Custom cabinetry and luxury stone surfaces

### Climate & Air Quality

- Four-zoned high-efficiency HVAC systems
- Integrated air purification system
- Comprehensive water filtration system
- Five climate-controlled storage areas

### Specialty Rooms

- Private gym with natural light and privacy
- State-of-the-art media room
- Cocktail lounge for refined entertaining
- Versatile bonus rooms ideal for executive offices, libraries, or wellness retreats
- Third-floor sunset lounge with indoor and open-air balcony access

# Rare. Refined. Remarkable...Your Sanctuary Awaits!

**LOCATION:** *8731 Betty Street, Port Richey, FL*

**PRICE:** *\$ 1,650,000*



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