

## **236 Howard Drive Belleair Beach    New Waterfront Construction**

**6 Bedrooms | 6 Bathrooms | 2 Laundry Rooms | 12-Car Garage  
5,830 sq. ft. of living space | 10,340 sq. ft. total under roof**

### **Structural & Exterior**

- Constructed on a foundation supported by 37 deep-set pilings, each extending 35 feet
- Full concrete block construction with natural ledger stone and Resysta® cladding
- Marcore 18-gauge steel and concrete floor system
- Ceiling heights of 11 ½ and 24 feet
- ES Windows® impact-rated casement and storefront windows, ES Windows® prestige impact entry doors
- Raynor StyleView™ glass garage doors
- Marble staircases and marble flooring throughout the entryway and lanais
- Tongue and groove lanai ceilings

### **Interior Design & Finishes**

- Wide-plank 10¼-inch European French oak hardwood flooring
- Linear natural gas fireplace with quartzite surround
- Custom built wood closet systems
- Craftsman door casing and cove crown molding
- Solid core doors with Emtek® hardware
- SentryGlas Plus™ tempered laminated glass railings

### **Kitchen**

- Quartzite countertops
- European-style walnut cabinetry with soft-close door and drawer systems
- Wolf® Gas range and oven
- Wolf® built-in whole bean smart coffee system
- Miele® Refrigeration
- Perlick® Clear Ice maker
- Perlick® Built-In Column Wine Reserve™ with temperature-controlled storage

### **Bath & Plumbing**

- Fixtures by Newport Brass® and Toto®
- Victoria + Albert® limestone freestanding bathtub
- Italian marble countertops, flooring, and walls

### **Technology & Systems**

- Commercial hydraulic elevator with power-operated doors
- Three Bosch® inverter HVAC systems with smart home thermostats
- Navien® natural gas tankless water heating
- Visual Comfort & Co.® lighting
- HES-built smart home system with Cat6a and fiber-optic media wiring

### **Outdoor Living & Pool**

- Automated, heated saltwater pool and spa with autofill and water-level control system
- Marble paver decking
- Heritage™ white pewter paver driveway
- Commercial-grade, marine concrete reinforced seawall
- Expanded double-size boat dock with separate walk-out, featuring WearDeck® composite decking
- Underground electric and natural gas utilities