

## Ormond Ct. Duplex Features

Two beautiful condos with 3 bedrooms, 2.5 baths, 2 car attached garage, and large Roof decks. All the additions and extras a homebuyer could want are simply included for the best possible value.

Enjoy view of the Bay and Ocean from the roof decks.

### View

- Roof Deck with Glass handrails and fire pit
- Bay view and Ocean view



### Efficiency

- Tankless water heater
- Energy-saving LED light bulbs
- Fire sprinklers throughout
- Ductless heating and cooling
- In room AC Unit (mini-splitts) inside the walls
- Energy-efficient gas heating system
- Low-energy dual-pane vinyl windows
- Superior value insulation in walls and ceiling



### Exterior

- Acrylic Stucco
- No common walls with neighbors
- Built-in Barbeque
- Insulated garage doors with two remotes
- Fire-rated garage entry door
- Deadbolt locks on garage entry doors
- Custom Architecture
- Harmonizing color schemes
- Designer-selected tile/wood accents
- Fire-resistant roof tiles
- Exterior waterproof electrical outlets
- Built-in Barbecue
- Individual Fire Pit
- Personal Backyard



### Interior

- Therma-Tru® Smooth-Star® paint-grade 8' entry door
- Laminate, waterproof Flooring
- Custom Interior doors
- Glass Handrails
- Contemporary Quikset handles & locks



### Connectivity / Smart Products

- Great Room surround sound
- CAT-6A Wiring
- Smart lock
- Ring® Video Doorbell
- Built-in Speakers
- Cable & Data outlets in all rooms



- Fan/light prewire at all secondary and master bedrooms ✓
- Tesla Charger hookup ✓

### Kitchen

- Large Island with quartz countertop and seating area ✓
- ENERGY STAR® stainless steel side-by-side refrigerator ✓
- 5 burner cooktop ✓
- Steel microwave/hood combination ✓
- Dishwasher ✓
- Designer-selected quartz slab kitchen countertops ✓
- Hi arc pulldown faucet ✓
- Contemporary single basin undermount stainless steel sink ✓
- Designer-selected cabinetry packages in white Shaker-style ✓
- Under-cabinet task lighting ✓
- Convenient island with quartz slab countertop ✓
- Hanging pendant at island ✓
- Convenient roll-out shelf for hidden recycling and trash at kitchen ✓

### Bathrooms

- Undermount sinks ✓
- Designer faucets ✓
- LED lighting package ✓
- Shower with glass doors ✓
- Quartz Countertops ✓
- Designer-selected Shaker-style cabinetry in white ✓
- Framed Mirror ✓

### Laundry Room

- Cabinets ✓
- ENERGY STAR® side-by-side washer and dryer in white ✓

### HOA fees

- Low HOA fees if buy one condo. No HOA is buy both ✓