New Residence

Mary Read Crescent, South Sound

General

- Concrete & foam construction
- Icynene foam insulation to roof
- Standing Seam roof
- Hardie plank external finish
- Concrete upper floor
- ESW impact (hurricane) windows and exterior doors with low-e glass
- Alexa enabled smart home
- Dimmable LED lighting (via home automation/Alexa)
- Smart thermostat controlled via display or home automation/Alexa)
- Extensive Wi-Fi coverage (Ubiquiti Enterprise Access Points) and Cat 5 wiring to key areas
- Superior custom finishing throughout
- All solid slab internal doors
- Kohler bathrooms throughout
- **Custom Options Available!**

Main Level

- *Foyer/Reception area with:*
  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - LED lighting

Leading to…

- *Telco Closet*
  - Distribution point for Internet, IPTV and Telephony services
  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**

- *Powder Room*
  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - LED lighting

- *Laundry*
  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - Front loading washer
  - Front loading dryer
  - LED lighting

- *Bedroom 5/Family Room*

  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - Ethernet Cat 5 socket
  - LED lighting

Leading to…

  - *Bedroom 5 En-Suite*
    - Walk in shower
    - White Subway (shower wall) tiles
    - Penny Round White (shower floor) tiles
    - Solid wood vanity with granite worktop
    - LED lighting

  - *Snug*
    - ESS Wonder Base 30x30 Tiles **(or Customer Option)**

- *Kitchen*

  - Tray ceiling
  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - Floor to ceiling solid wood cabinets with soft close hardware **(or Customer Option)**
  - Quartz worktops
  - Separate Island (9'11" x 4'4") with induction cooktop & microwave drawer
  - Down draft extractor
  - Built-in double wall ovens
  - Wine cooler
  - French door double fridge

Kitchen Cont'd…

- LED lighting
- Ubiquiti Ceiling Wi-Fi Access Point

- *Dining Room*
  - Vaulted Ceiling to Gallery
  - Zero Corner Post Pocket Sliding Doors (31')
  - ESS Wonder Base 30x30 Tiles (or Customer Option)
  - LED lighting

Leading to…

  - *Breezeway & Pool Deck*
    - Coral Beach Antislip Floor Tile/Decking

  - *Living Area*

  - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
  - 17' Sliding Glass Door System leading to garden/pool
  - Ethernet Cat 5 socket

Leading to…

  - *Rear Covered Patio*
    - Coral Beach Antislip Floor Tile
  - *Office / Study*
    - ESS Wonder Base 30x30 Tiles **(or Customer Option)**
    - Ethernet Cat 5 socket
    - USB wall plugs

From Hallway stairs leading to…

Upstairs

- Hallway with gallery overlooking living area below
  - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
  - Pendant lighting
  - Ubiquiti Ceiling Wi-Fi Access Point
  - LED lighting

Leading to…

- *Master Bedroom*
  - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
  - USB wall plugs
  - Ethernet Cat 5 socket
  - LED lighting

    Leading to…

    - *Separate walk-in closet*
      - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
      - LED lighting

    - *En-Suite bathroom*
      - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
      - Large walk-in shower with rain head
      - White Subway (shower wall) tiles
      - Penny Round White (shower floor) tiles
      - Standalone tub
      - Double solid wood vanity with granite worktop
      - LED lighting

- *3 Bedrooms all complete with:*

  - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
  - En-Suite (B2) bathroom with:
    - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
    - Walk in shower
    - White Subway (shower wall) tiles
    - Penny Round White (shower floor) tiles
    - Solid wood vanity with granite worktop
    - LED lighting
  - *Jack and Jill Bathroom (B3 & B4) with:*
    - Gres Fine Porcellanato Nocciola 6x36 Tile Plank **(or Customer Option)**
    - Bath/shower
    - White Subway (shower wall) tiles
    - Penny Round White (shower floor) tiles

- Double solid wood vanity unit with granite worktop
- LED lighting

Garage

- 2 car garage
- 2 x hurricane rated garage doors
- LED lighting

Outdoor Areas

- Expansive pool deck with Coral Beach Antislip Floor Tile
- Optional 30' x 15' infinity edge swimming pool (salt water) with Mixed Reflections #14 glass border tiles