

## ***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
- Philips Hue Lighting in Select Rooms
- 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*



- Reverse Tray to Ceiling
- ESS Wonder Base 30x30 Tiles **(or Customer Option)**
- Floor to ceiling solid wood cabinets with soft close hardware **(or Customer Option)**
- 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 Anti slip Floor Tile/Decking
- *Living Area*



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

Leading to...

- *Rear Covered Patio*
  - Coral Beach Anti slip 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
  - Philips Hue 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 + Philips Hue 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 Anti slip Floor Tile
- 30' x 15' swimming pool (salt water) with Mixed Reflections #14 glass border tiles