

34 Gulf Blvd Indian Rocks Beach, FL 33785

Overview

- Stylish Key West Exterior Design
- Contemporary Coastal Interior finishes
- 9,551 total square feet under roof
- 5 bedrooms, 5.5 bathrooms, office, and flex room
- Oversized 6 car garage
- Open concept interior design
- Private Gated Entrance
- Spectacular lot with unobstructed, direct Gulf of Mexico and Intracoastal views
- 5,825 climate-controlled square feet of luxurious living

Quality Construction and Design

- Designed, engineered and built to current hurricane building standards
- Full Exterior masonry construction
- Concrete/cement block/steel reinforced foundation construction
- Engineered roof truss and floor joist systems
- Sprayed foam insulated attic for superior energy efficiency

Quality Interior Features and Finishes

- 950 lb. Capacity, 3-Landing hydraulic elevator with elegant custom finish
- Engineered wide plank hardwood flooring in all living areas
- Custom porcelain and natural stone tile in all bathrooms
- Solid core smooth 2-panel interior passage doors
- Custom Marble and Quartz countertops
- Modern Flames Landscape Series 80" electric fireplace with driftwood logs
- Custom decorative powder coated steel handrails and interior cable railing
- Recessed LED can-lighting
- CAT6 wired for cameras, WiFi and sound
- Natural gas cooktop, pool heater, dryer and grill hookups
- Schluter-Kerdi shower/bath waterproofing system

Gourmet Kitchen

- Custom contemporary designed solid wood cabinets with full extension drawers and soft-close doors/drawers
- Two oversized islands, each featuring stainless steel under mount sinks and upgraded, quiet disposals
- Luxurious Cachoeiro White countertops with full height backsplash
- European stainless steel Bertazzoni appliances featuring 48" Freestanding Gas Range with 6 brass burners and griddle, wall oven and microwave
- Thermador refrigeration including separate column refrigerator/freezer and beverage center
- Two Fisher & Paykel dishwashers (including dishwasher drawers)
- Entertainment bar Thermador Tri-Zone smart wine fridge, Thermador beverage center, Marvel ice maker, and prep sink

Master Bed and Bath

- Separate expansive large walk-in closets
- Large custom soaking tub
- Natural stone shower floor and mosaic
- Custom glass shower enclosure
- Moen polished chrome fixtures throughout
- Dual Rain shower heads
- Dual Body sprays and full slide bar with handheld showerhead
- Custom solid wood vanities
- LED tray ceiling lighting
- Tesoro Bianco Dolomite countertops with under-mount sinks
- Private lavatory closet with elongated toilet
- Morning bar with sink and Thermador beverage center
- Exclusive sitting room with spectacular Gulf views

Exterior Finishes and Features

- Custom Mahogany front door
- Premium Jeld Wen vinyl casement Low-E impact windows and sliding doors
- Hardie Plank and Tabby Shell exterior finishes
- Decorative Tremron concrete driveway pavers
- Tropical landscaping and reclaimed water irrigation system
- Insulated garage door with upgraded quieter openers and outside keypad
- Powder coated custom welded aluminum cable railings
- Tropical PebbleSheen Pool and Spa with expansive 12x24 Ivory Shellock pool deck, sun shelf, bench, LED lighting, umbrella sleeve, brass deck jets and OmniLogic smartphone controller
- 400K BTU gas pool heater

Electrical

- LED can light fixtures throughout the home
- LED kitchen accent lighting
- 300-amp electrical service
- Garage pre-wired for 2 electric vehicle charging stations
- Hardwired audible smoke/carbon monoxide detectors with battery backup
- CAT6 wired throughout for future security, WiFi, sound and intercom systems

Mechanical

- 4 High Efficiency LG air conditioning units with 10-year equipment warranty and ultra quiet, variable speed inverter compressors
- Generac whole house 22KW natural gas generator
- Programmable, Smart Phone compatible Thermostats
- Panasonic quiet exhaust fans in every bathroom

Warranties

- 1-Year Builder's labor and material warranty plus enhanced 5-year structural warranty
- 10-Year AC equipment warranty
- 20-Year material and 5-year labor roof warranty

Due to product and material availability and improvements, the developer reserves the right to substitute material, brand names, models, colors and types for other products of equivalent value. Any and all architectural drawings and measurements are approximations and may vary from actual construction.