



WALDROP

R E A L T Y

19507 Shores Drive – Info & Upgrades *per seller

- Overall Features:
 - Extensively renovated in 2020
 - Five (5) Bedrooms w/ Three (3) Full Bathrooms in Home – 2 of which are Jack/Jill style.
 - Each bedroom has its own RH custom vanity w/ Rohl Plumbing Fixtures.
 - Marble finishes throughout each bathroom in custom patterns.
 - Additional full bath on ground level w/ oversized shower.
 - Elevator w/ custom wall covering to all floors.
 - Private Walkway with unobstructed views of the beach & ocean.
 - No vehicles allowed on the beach.
 - Not a rental neighborhood – HOA prohibits rentals less than 12 month's
- Kitchen:
 - True Residential Built-In Fridge
 - Viking Stainless Steel Cooktop w/ Rear Downdraft & Rohl Pot Filler
 - Viking French Door Double Ovens
 - Wolf Built-In Microwave
 - LG Double Drawer Dishwasher
 - KitchenAid Ice Maker w/ Oversized Capacity
 - Kohler Farmhouse Sink w/ Rohl Faucet System
 - Quartz Countertops w/ Marble backsplash
 - Grass cloth Wallcoverings
- Living Area:
 - Grass cloth wallcoverings
 - Gas fireplace w/ marble surround
 - Built-In dry bar with True SS Fridge & Cle Tile Backsplash
- Laundry Room
 - Kohler Farmhouse Sink & Faucet
 - Laundry chute from Master Bedroom
 - Custom Cabinetry
 - Marble Octagon Flooring
 - Grass cloth wallcoverings

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- Master Suite – entire top floor of home:
 - Dry Bar located on landing off Master Bedroom
 - True Stainless Steel Fridge
 - Large Master Bedroom Suite w/ Separate Siting Area
 - Gas Dual Sided Fireplace
 - Oversized Private Patio w/ new flooring overlooking the beach & ocean
 - Grass cloth wallcoverings
 - Dual Large Master Closets w/ Built-In's
 - En-Suite Master Bathroom
 - RH Double Wide Fog Shagreen Vanity w/ Marble Countertops & Rohl Faucets w/ Swarovski Crystal Levers
 - RH Mirrors & RH Storage Shelving
 - Marble Countertops
 - Herringbone Marble Flooring
 - Depp Soaking Jetted Tub w/ Rohl Tub Filler & Hand Wand
 - Oversized Master Shower w/ Rohl Shower System w/Rain Shower & Hand Wand
 - Grass cloth Wallcoverings
- Interior Items:
 - Two (2) Tankless Hot Water Heaters (2020)
 - Upgraded Zoned A/C Equipment including all new air ducts and vents (2020)
 - LED Recessed Lighting Throughout
 - 3M Commercial Grade Quality UV Reduction Window Tint on all rear windows
 - Home Entertainment System w/ Built-In Speakers both interior and exterior
 - Additional full-size built-in fridge on ground floor w/ custom cabinetry & countertop
- Exterior Items:
 - Complete Landscaping Renovation (2020-2021)
 - Fully removed all grass and landscaping and replaced with all new sod
 - New irrigation system w/ separate water meter for irrigation system
 - New gutter drains
 - Large Paver Patio Area on Ground Floor
 - Exterior Storm Shutters replaced all motors with Wi-Fi-enabled motors for iPhone/iPad
 - Complete exterior painting and new louvers installed on ground floor
 - New Propane Tank Installed
 - Large Outdoor Balconies
 - Roof (2018)

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