

## 4518 Bluewater Highway Information

### **INTERIOR & EXTERIOR**

1. Fully decorated / furnished turn-key rental or private beach front paradise
2. Light commercial whole house reverse osmosis system in addition to water softener system. You will get better than bottled water from every tap in the house.
3. Samsung Appliances
  - a. Dishwasher
  - b. Refrigerator
  - c. Glass-top Range with Wi-Fi
4. Samsung 7 & 8 series Smart TVs in Family, Master Bedroom and Game room
5. Tankless instant on hot water
6. Electrolux Washer and Dryer
7. Shiplap wall decoration
8. Honeywell Wi-Fi A/C thermostats
9. Outdoor shower with hot & cold water
10. Barn door
11. Electric fireplace with color changing LED & remote
12. Build in study nook
13. Quartz counter-tops
14. Custom shiplap vent hood
15. Downstairs bedrooms have closet systems
16. Owner's closet underneath the stairs (not counted into square footage)
17. Cable and Ethernet wirings
18. Marine grade stainless steel cable extra wide stairways

## **CONSTRUCTION**

1. Storm rated door & windows
2. Insulated floor with spray foam
3. Truss flooring system for extra quietness
4. Water resistant wide-plank laminate flooring
5. Trane 3- & 4-tons units
6. ZIP system sheathing
7. 12-inch wide, 14' feet piling (per elevation certificate)
8. PEX Plumbing system
9. Enclosed break-away garage with garage door for your golf carts or even a car
10. Large driveway with capacity for up to 7-8 cars
11. Two decks (upper & lower)
12. Sliding glass shower doors
13. Tiled flooring and backsplash in bathrooms
14. Hurricane straps
15. 9-foot ceiling
16. Blinds & Curtains included