

956 Copacabana in Copacabana By the Sea

House Level:

- 1) Views of the Beach & Intercoastal Waterway, from the front deck
- 2) 12" x 12" Pilings for extra stability and strength (10" x 10" pilings were the engineered requirement)
- 3) 2 x 6 exterior walls for added insulation & strength
- 4) 2-inch foam insulation under sub floor for extra insulation value & airtight seal
- 5) Sound proofing in interior walls
- 6) Trane A/C Unit for cooling/heating
- 7) (2) 50-gallon water heaters for extra water heating capacity (Rheem or State brands)
- 8) High end front door with triple lock mechanism
- 9) Shiplap style accent wall in Master Bedroom
- 10) Custom, solid wood cabinets throughout, including kitchen, all bathrooms, laundry room, etc. (No particle board)
- 11) Soft close hinges on all cabinets and drawers throughout home
- 12) Granite counter tops in Kitchen and all (3) bathroom vanities
- 13) Raised granite bar in Kitchen, seats 5.
- 14) Custom Dining table, connected to bar, with granite top
- 15) All bathroom tubs and showers have tile surrounds. (No 1-piece fiberglass inserts)
- 16) Tile backsplash in Kitchen
- 17) Stainless Farmhouse sink
- 18) All stainless Kitchen appliances, including slide in range, built-in microwave with micro vent, and dishwasher
- 19) LED under-counter lighting in Kitchen
- 20) (2) Pull-out garbage cans in Kitchen
- 21) Custom cabinets above all (3) toilets for additional storage
- 22) High end ceiling fans throughout
- 23) Delta faucets and tub valves (brushed nickel finish)
- 24) Large tubs with tile surrounds in 2nd and 3rd bathrooms
- 25) Luxury vinyl plank floors (wood look) that is waterproof, per manufacturer. (Coretec Plus)
- 26) Real wood baseboards and trim. (Not compressed particle board)
- 27) Upgraded blinds throughout; no string needed to raise or lower blinds (usually not provided by builder)

- 28) 4-foot walkway around entire beach house for access and maintenance (usually considered an upgrade)
- 29) Extra large walk-in pantry for additional owners' storage with water and electricity for additional refrigerator
- 30) LED lighting throughout entire house including exterior lighting
- 31) 30-year windstorm certified roof with architectural shingles
- 32) LED lighting throughout interior & exterior of house
- 33) 30 Year Windstorm certified roof with 30 year architectural shingles.

Ground Level:

- 1) Downstairs sand shower
- 2) Downstairs fish cleaning table
- 3) Downstairs high pressure foot shower
- 4) Overhead Door belt driven garage door opener. (Belt driven for better reliability at the beach)