

3001 Vista Del Mar -- in Copacabana By the Sea – Builder Specs

House Level:

- 1) 12"x12" Pilings for extra stability and strength (10"x10" pilings were the engineered requirement)
- 2) 2X6 exterior walls for added insulation & strength.
- 3) Sound proofing in interior walls.
- 4) Cathedral ceilings in the Living Room/ Kitchen area.
- 5) Trane 4 ton A/C Unit for cooling/heating.
- 6) (2) Rheem or State brand 40 gallon water heaters, for extra water heating capacity.
- 7) High end front door with triple lock mechanism.
- 8) Shiplap style accent walls in all Bedrooms.
- 9) All custom cabinets thru out including kitchen, all bathrooms, laundry room, etc.
- 10) Soft Close hinges on all cabinets & drawers, throughout home.
- 11) Granite counter tops in Kitchen and all (3) Bathroom vanities.
- 12) Raised wrap around bar in Kitchen
- 13) All bathroom tubs and showers have tile surrounds. (no inserts)
- 14) Tile backsplash in Kitchen.
- 15) Stainless Farmhouse sink.
- 16) All stainless Kitchen appliances including 27 cu ft. refrigerator, Oven/Cooktop, built-in Microwave with Microvent, dishwasher.
- 17) LED Under-counter lighting in Kitchen.
- 18) (2) Pull –out garbage cans in Kitchen.
- 19) All toilets are American Standard r Kohler brand.
- 20) Custom cabinets above all (3) toilets, for additional storage.
- 21) Ceiling fans are Hunter brand, or equivalent.
- 22) Delta faucets and tub valves (brushed nickel finish).
- 23) Luxury Vinyl Plank Floors (wood look) that is water proof, per manufacturer. (Coretec Plus)
- 24) Real wood base boards & trim. (Not compressed particle board).
- 25) Upgraded blinds throughout; no string needed to raise or lower blinds
- 26) Walkway around entire beach house for access and maintenance.
- 27) Extra Large walk in pantry for additional owners storage, with second fridge.
- 28) Frameless shower doors with extra thick glass.
- 29) House will have foam sealant under subfloor.

Ground Level:

- 1) Downstairs Shower.
- 2) Downstairs Fish cleaning table.
- 3) Downstairs high pressure foot shower.
- 4) Garage with heavy gauge door.
- 5) Overhead Door belt driven garage door opener. (Belt driven for better reliability at beach).