

830 Tiki Dr, Tiki Island, TX 77554

Home Features

- Completely custom design
- Double water view
- TDI-approved Missile D impact and tempered windows
- Sherwin Williams Latitude exterior paint
- Sherwin Williams ProClassic and ProMar 200 interior paint
- 9' ceilings
- 9.6" Techtanium Plus luxury vinyl plank flooring
- Contemporary multi-panel shaker solid core interior doors
- 6" Custom base molding with routed edge
- Modern wooden hand railings with black aluminum spindles
- Recessed canless LED lighting
- Modern matte black door hardware and plumbing fixtures
- Remote control ceiling fans
- Fire suppression system

Energy and Water Efficiency Items

- LED lighting
- Insulation Ratings
 - Exterior walls: R-13 to R-19
 - Floors: R-19
 - Ceilings: R-38
- Polysealed windows and doors
- 1.1/1.6 GPF dual flush toilets
- Low-E Argon windows and doors

Exterior

Look & Feel

- Unique artistic facade
- Fiber cement siding
- Freshly planted St. Augustine turf

Entryway

- Custom glass railings
- Flared staircase entryway with custom fiber cement wall
- Neuma Front Door with 3-Point Locking System

Outdoor Lounge Space

- 46'-high, 235 SF wooden roof deck, providing a view above the entire island
- Covered ground-level patio
- 15' x 15' paver patio
- Electricity and gas outlets for ground-level patio

Auto Storage

- 12'-tall, porte cochere
- 1-car louvered garage
- 4-car driveway
- 8' sectional garage door

Main Level

Kitchen & Living Room

- Floor to ceiling custom windows providing a full view of the West Bay
- Semi-custom modern white and blue solid wood shaker cabinetry
- 90" x 36" kitchen island
- Calacatta quartz countertops with square edge profile
- Dual 24" pantry cabinets
- Porcelain tiled backsplash
- Matte black gooseneck pull-down kitchen faucet
- Frigidaire Stainless Steel 1.9 Cubic Feet Over-The Range Microwave with Air Fry
- Frigidaire Stainless Steel 21.4 Cubic Feet Counter Depth 4-Door French Door Refrigerator
- Frigidaire Stainless Steel 24" Tub Built-In Dishwasher with Cleanboost
- Frigidaire Stainless Steel 30" Front Control Gas Range with Air Fry
- Moen ½ HP garbage disposal
- Bonus storage under stairway

Bathroom

- 48" solid wood shaker vanity with Calacatta quartz countertop
- Shower-tub combination
- 47" x 24" oversized polished porcelain shower tile to ceiling
- Custom shower niche
- Dual flush soft-close elongated commode

Second Level

Laundry Room

- 72" solid wood shaker cabinetry

Secondary Bedroom

- Walk-in closet
- En suite bathroom
 - 51" solid wood shaker vanity with Calacatta quartz countertop
 - Walk-in shower
 - 3-spray rain shower with hand-held sprayer
 - 8" matte porcelain floor tile

- 2" hexagonal mosaic porcelain shower basin tile
- 24" x 12" porcelain shower wall tile to ceiling
- Custom shower niche
- Custom glass frameless shower enclosure
- Dual flush soft-close elongated commode

Owner's Suite

- 2-level lofted closet
 - Solid wood custom built-ins
 - His & hers integrated dressers
 - Coffee bar & mini-fridge or vault nook
 - Long coat storage
 - Integrated footwear displays
 - Adjustable shelving
 - 4 windows to fill the room with light
 - Secret entryway with custom millwork
 - Red oak nautical loft ladder
- En suite bathroom
 - 81" solid wood shaker dual vanity with Calacatta quartz countertop
 - Walk-in shower
 - Dual shower head with handheld sprayer
 - 13" hexagonal porcelain floor tile throughout
 - 32" x 64" oversized polished porcelain shower tile to ceiling
 - Custom shower niche
 - Custom glass frameless shower enclosure
 - Dual flush soft-close elongated commode