

541 Harbor Point Rd Longboat Key, FL 34228

EXTERIOR AND GENERAL RENOVATION FEATURES

- * HOA takes complete care of seawall
- * House was taken to the studs everywhere all drywall insulation plumbing and electric was removed.
- * Engineers and architects were hired to approve and design all structural changes to the house
- * Floor joists in crawlspace were added and the original joists were redone with much more substantial materials.
- * I beams and a reaction beam were added to move kitchen wall 3 feet into current dining room
- * 2 of 3 pillars in covered lanai were removed and a large beam installed to carry the load, all pillars were raised above deck with metal so no rot possible to pillar materials. This allows for a much more expansive view from lanai and a very large operable roll screen.
- * All exposed wood was sprayed with Borat a chemical termites won't eat, and is also mold resistant.
- * Roof new in 2019. Roof is a ventless system as we used spray insulation allowing a closed roof system, attic stays cool all summer and are closed to exterior.
- * Entire house deployed spray insulation except one internal wall requiring traditional insulation. Very efficient, vermin and termite resistant.
- * .Skylights were replaced and all chimneys were removed to create a very solid sealed roof system.
- * All windows sliders & doors replaced with latest Miami Dade Hurricane standards. ES Window systems and Eurowall windows. Same windows in the new Ritz at the Quay and many other high end projects throughout Sarasota.
- * Pool rehabbed with new spa added and all new surfaces and 2 new heater (s) (gas for fast electric for efficiency). Pool filter, lights & hot tub all controlled by app on phone. Gettle pools.
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- * iMist Mosquito spray system in back yard uses vegetable based oil to spray daily and/or on demand to mitigate mosquito, Nat & No-see-um bugs
- * 30 kilowatt Kohler generator (includes 2022 - 10 year comprehensive warranty) runs entire house for weeks at a time only requires oil check weekly and change every month of continuous use. Generator can run entire house & all HVAC units simultaneously with no brownouts. Smaller air cooled units begin to fail and need significant maintenance after a week of continuous use. With an annual 2x a year maintenance contract it's NEARLY bullet proof
- * Three motorized bug screens allows covered portion of lanai to become screened in.
- * New driveway.
- * All new landscaping & sprinkler system.
- * New pool deck surface all in Shell Stone with contrasting tile risers on stairs, all hard surfaces outdoors replaced.
- * Outdoor fire pit natural gas.
- * Outdoor audio system (tied to Sonos) with multiple speakers and in ground base system.
- * Outdoor lighting system low volt.
- * Color fade free custom 3 car garage doors in PVC that look like mahogany louvered doors.
- * New pier made of Ipea Brazilian hardwood.

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- * New kayak paddle board lift electric drops kayak & paddle board into water while you are on it with a remote.
- * Outdoor shower on east side of house on path to pool bath directly accessible from outside.
- * Ring flood lights with cameras (5) and (1) Ring doorbell, Ring alarm fire smoke monitored.

- * Custom glass railing on back lanai & stairs capped with an Ipea wood railing cap.
- * All exterior stucco removed and replaced with soffits integrated into exterior wall, no place for water to get in.
- * New iron front door hurricane rated.
- * New mini split HVAC for garage.
- * Garage floor sealed epoxy painted and textured, slat wall system, custom cabinets & bike rack, by Tailored Living Solutions if SRQ.
- * 36" Alfresco outdoor grill with searing station and rotisserie in stainless steel and Ipea wrapped cabinet.
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INTERIOR FEATURES

- * All new (4) HVAC Trane highest quality & efficiency available, all variable speed motors.
- * Plumbing fixtures by Brizo, Toto, Danze, Ebbe, Max, Frankie, Gerber.
- * All new electric system.
- * All new plumbing system.
- * All new drywall. Myers
- * All interior walls level 5 finish. Myers
- * Quartz waterfall islands kitchen.
- * Custom wall molding & millwork in dining room and stairway to second floor.
- * Custom designed staircases with Harry Potter room underneath.
- * Custom built in LED lit niches wall with 80" stone surround fireplace in great room.
- * 85" 8K TV in great room.
- * All other TV's stay.
- * All TV's stay and are 2022 vintage.
- * Hidden primary bedroom door in millwork.
- * Hidden crawl space access in larger primary bedroom closet floor.
- * New LVP flooring everywhere including custom engineered stair planks. (Nuvelle's Density Coastline Oak Peanut Waterproof SPC vinyl floor features 9" wide x 7mm thick x 60" long planks equipped with a 20 mil wear layer. Each plank boasts embossed wood look texturing and square edges with a 4-sided UV coating that can be floated via Nuvelle's 5G Rapid Locking System. This waterproof SPC floor also comes with a 50 year limited residential warranty & 15 year limited commercial warranty.)
- * Moen Wi-Fi electric master water valve monitors water flow and auto shuts if too much water flow.
- * All appliances stay except small red garage refrigerator.
- * Appliances consist of 42" Monogram built in refrigerator with ice maker kitchen, Monogram 30" wine, drink or custom use built refrigerator with ice maker in pantry, 2 Fisher Paykel deep drawer dishwashers one in pantry one in main kitchen island, Monogram 24" silverware jet built in dishwasher great room island, 36" Monogram Gas Range, Monogram wall oven and

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Monogram microwave, 2 Wine Enthusiast wine coolers 300+ bottle capacity in great room dry bar.

- * 5 year extended warranty on all appliances except Wine Enthusiast wine coolers.
- * Whole house water softener.
- * Reverse Osmosis water filtration system feeds both ice makers and pantry and main island water dispensers, very clean drinking water and ice water.
- * First floor & second floor full size laundry facility.
- * Sonos speakers stay
- * Base speaker by Sonos built into wall above dry bar in great room, invisible.
- * Heated floor primary bath.
- * Heated towel bar primary bath.
- * All new electric Hunter Douglas custom banded top & bottom open Powerview shades in Primary Bedroom and custom Powerview shades in all other locations. Bedrooms are room darkening. All remote electric NOT battery operated except second floor baths are manual.
- * Custom bunk bed in 3rd floor bedroom suite including 3 vintage brass Chicago boat lights.
- * Complete smart house with various apps per below.
- * Designer wallpaper throughout.
- * Built in custom mirror foyer entrance.
- * Lighting from Restoration Hardware, John Richard's, Arhaus, Bee Ridge Lighting, Franklin Lighting.
- * Storage storage & more storage, attic off 3rd floor suite, attic off large garage bedroom, attic off low volt room through 3rd floor closet
- * Low volt closet off large 3rd floor suite closet contains all blinds electric panels, all tv and internet terminations along with pool, iMist Mosquito sprayer, room is air conditioned.

ITEMS NOT INCLUDED:

- * Furniture & rugs are not included.
- * Artwork & nick knacks are not included.
- * Kitchen contents are not included.
- * Garage contents are not included.
- * SeaPen boat docking system is not included.
- * Outdoor Traeger smoker not included.

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Apps required to run the house

