

# FEATURE FOCUS

520 CHIPPING LANE • LONGBOAT KEY, FL 34228



- Open floor plan
- All five bedrooms have oversized closet space and four are en-Suite
- Master bedrooms on both the main level and upper level
- Each living level has an office and or bonus room
- Entertainment family rooms on both living levels
- Large Subzero refrigerator/freezer, Wolf range and Asko dishwasher appliances
- Taj Mahal quartzite countertops with a waterfall center island in the kitchen
- Extra-large pantry with workstation and storage
- Custom mud room
- Tall ceilings throughout the residence
- Elevator with 3 stops, garage level and the 2 living levels
- Two on demand gas hot water heaters
- All rooms have Lutron dimmable lighting system
- Outdoor natural gas grill
- Custom shutters on the inside windows
- Plank 8" x 4' tile that give the appearance of a wood floor
- Electric shades on the windows in the main living areas
- Storage area under stairs on the first floor which would make a good wine storage area
- Three zones of HVAC including a separate system for the master bedroom on the first living level
- Plumbed for natural gas fireplace on terrace
- Oversized garage built for two car lifts so garage could handle 4 cars and oversize vehicles with 10' x 10' doors and an EV charger
- 24kw generator
- Irrigation well
- New dock with a 16,000lb boat lift and a high speed motor
- New sea wall
- Security lighting on the entire property
- Fenced in yard
- Pool fountains and programable lighting
- Outside spacious terraces on the back or canal side of the residence on both living levels with travertine decking
- 100' wide canal front lot
- Lot located on the desirable southern facing side of the street to enjoy the winter sun on the back of your property
- Professional landscaping
- Deeded beach access for Country Club Shore owners
- House has been designed for easy and comfortable living
- Built to FEMA and Longboat key Hurricane codes with PGT Winguard Impact Glass windows and sliding glass doors
- Certificate of Occupancy April 2022
- Residence can be purchased furnished

LUXURY RESIDENCES REPRESENTED BY

BRUCE MYER, REALTOR  
941.376.5311

