

Residence Feature Sheet

Fairway Bay I
1904 Harbourside Dr., Unit #204
Longboat Key, FL 34228

General Features

New 10/2021 Trane HVAC system, 5 ton 15 SEER Heat Pump with new shroud, Trane XL824 w/touch screen Smart Control thermostat, works with NEXIA home Intelligence for remote access
Porcelain tile laid throughout on the diagonal
New 5 1/2" baseboard trim with shoe throughout
New entry doors in bedrooms and baths
Hampton Bay doorbell with different selectable tunes
Most rooms are wired to work off light switch when a lamp is plugged into top socket
New wire shelving in all closets and pantry area
Huper Optik ceramic energy efficient film covering applied 9/2019 (\$5,718) on all sliding glass doors and windows except for bedrooms #2 and #3 by Advanced Film Solutions, Inc.

Main Living Level

Living Room

Soaring 2-story ceiling
Wood-burning fireplace w/Dimplex electric log insert w/heater and remote
Custom cast masonry fireplace surround
Plantation shutters
Extended living room area with glassed enclosed lanai w/ceiling fan and light

Kitchen

Remodeled and redesigned with Schuler Cabinetry w/soft close
Quartz counter tops
GE refrigerator, digital control settings, ice & water dispenser with hands free auto-fill
Kitchen appliances are stainless steel except for dishwasher with matching cabinet insert
Jenn-Air touch activated electronic induction glass cooktop
Jenn-Air wall mounted canopy range hood, self-circulating fan with lights and timer
Jenn-Air under-counter dishwasher with touch activated controls
Jenn-Air built-in wall electric convection oven with touch activated controls
Jenn-Air built-in convection microwave oven with touch activated controls
Delta kitchen faucet with Touch 2O technology, auto shut-off or by touch
Insinkerator Evolution garbage disposal
Two pull out space saver spice drawers, each 29" x 21"
Two blind 'Magic Corner' pantry pull outs with removable trays by Kessebohmer
Pull out cabinet pantry
Under counter LED strip lighting
Overhead LED recessed lighting and ceiling fan

Bedroom #2 or 2nd Master Suite

Two large closets
Ceiling fan w/light

Bedroom #2 Private Bath

Remodeled bath: KraftMade cabinetry with soft close, Silestone counter top, Kohler chair height stool w/self-close lid, large shower with tile to the ceiling w/recessed shelf, frameless glass doors, Delta vanity faucet, Delta shower faucet with hand sprayer, towel bar, Atrium glass window

Bedroom #3

Large closet
Ceiling fan w/light

Hall Bath

Remodeled bath: KraftMade cabinetry with soft close, shower with tile to the ceiling w/recessed shelf, Kohler chair height stool w/self close lid, frameless glass doors, Delta vanity faucet, Delta shower faucet with hand sprayer, Silestone counter top.

Laundry Room

Kenmore Connect front-loading automatic washer with dispenser drawer, time and status display and steam treat
Kenmore Connect steam dryer
Upper storage cabinetry
Under counter lighting
Lower base cabinetry with counter top work area

Second Floor

Master Bedroom

Private deck
Large walk-in closet and second semi-walk-in closet
Ceiling fan w/light

Master Bath

Dressing area w/Schuler vanity w/soft close doors, side towers with glass bamboo leaf molded glass inserts, four pull out shelves
Granite vanity counter top with Kohler sink
Towel bar
Tub, stool and shower room separated by door with bamboo leaf molded glass insert
Kohler toilet stool, chair height w/self close lid
Light and Bright w/atrium glass enclosure over Kohler bath tub w/bubble massage air jets

Shower tiled to the ceiling w/recessed shelf and frameless glass door
Broan® SurfaceShield™ exhaust fan w/ LED and Vyv™ antimicrobial virus killing
violet light, 110 CFM with white task lighting or antimicrobial mode
Delta tub and shower faucets both with hand sprayers

Loft/Library

Open to living room below with plantation shutters for privacy
Private deck with knee wall planting tray

Basement/Garage Level

Garage

Two garage doors
Space to park 4+ vehicles
Lots of room for water toys
Workshop with cabinetry, counter top work space, and moveable work table
Additional storage area
Two automatic garage door openers
One garage door opener is a 'Chamberlain LED Smart Garage Opener', belt driven w/
pre-programmed remote control and Homelink. Load the MyQ Smartphone app
and control the garage door from anywhere. If you are across town or in another
state, you can check to see the door status.

Fairway Bay I Amenities

On-site management team
Fairway Bay community night patrol
The use of two heated swimming pools, two spas, w/outdoor showers
Two tennis courts w/ four pickle ball courts
Well equipped fitness facility
Guest Parking
Only Fairway Bay I owners can rent boat slips from Fairway Bay I dock owners

Bay Isles Amenities

Bay Isles North and South gated entries have 24 hour patrol on duty
Use of the Bay Isles beach pavilion and access to the beach and the water of Gulf of Mexico
Bay Isles Pavilion is undergoing a large remodel project

Fairway Bay I Summer Work in Progress

Pool project underway to extend pavers to the fence line, clean and reseal original pavers
Once the paver project is complete, new landscaping is approved for the pool area and
other planting areas within Fairway Bay I