

General Construction and Design Features

- New construction completed in 2014, with wind mitigation and structural features that exceed by far the current building code of the City of Coral Gables, FL (one of the strictest building codes in the United States)
- Exceptionally low insurance rates due to wind-mitigation features and current building codes
- Designed by the award-winning, renowned Architect Ramon Pacheco who specializes in exceptional luxury custom homes. Mr. Pacheco's creations are frequently published in elite design magazines.
- Construction inspected from start to finish by the independent firm of Zimmer Construction Consultants, professional Engineers and General Contractors commissioned by owners to guarantee exceptional quality control
- Landscape and irrigation system designed by renowned landscape and golf course Architect Mariano Corral, designer of the famous Chi Chi Rodriguez Golf Course
- Collaboration of three reputable interior design firms, Saint Claire Design Concepts, Ivette Arango Interiors and Suzanne Guasch Designs, based on their specialty (conceptual development, surfaces and interior decoration)

The Impeccable Finishes

- Tiles and mosaics from exclusive providers Innovative Surfaces in Coral Gables and Valencia Coverings in Miami
- Drapery pockets with automated black-out shades and drapes in bedrooms and office
- Top quality plumbing features from Ferguson Enterprises, including brands like Kohler, Laufen, Grohe and Aquabrass, in addition to Ginger bathroom accessories
- All marble floors and baseboards for easy maintenance. The same floors were used outdoors for a modern look and to create indoor/outdoor continuity. Outdoor floors are buffed and treated with outdoor sealer.
- Top quality surfaces like Calacatta marble, onyx, granite, quartz and exclusive Minera countertops by Cambria

The Great Room

- Entrance foyer with Japanese stone decorative wall and wallpaper
- TV area with wall covering, six built-in niches with Starfire glass and LED lighting
- Wet bar/coffee station with wood and glass cabinetry, Miele coffee maker, Miele plate and cup warmer, ice maker, wine refrigerator, glass mosaic wall, granite countertops and starfire glass shelving

The Kitchen

- Custom built wood cabinets
- Concealed walk-in pantry and storage wall with "touch system" doors
- High-end stainless steel appliances including two dishwashers
- Island with vegetable sink and connecting breakfast table, both in beautiful Calacatta Gold marble
- White, stain resistant quartz backsplash and working surfaces
- Floating upper cabinets with stainless steel-framed glass doors and lighting

- Two appliance garages with stainless steel doors
- Built-in TV
- Dual garbage and recycling pull-out
- Garbage disposals on both vegetable and kitchen sinks
- Wall-mount iPad for sound system control

The Master Suite

- Shower and soaking tub room with acid etched glass enclosure, stone floors, 3 addressable body sprays on each side, hand-held shower and rain shower
- Linear drain
- His and hers individual toilet rooms with acid etched glass doors
- Ample "his" closet with wood cabinetry, full-length mirror and granite countertop
- "Her" closet/dressing room with wood cabinetry, full-length mirrors doors, granite countertops, vanity area with sink, electric makeup mirror, built-in TV and Gentle Ped brand foot spa with custom built bench
- Expansive wood cabinetry with double sinks, Aquabraxs chromed faucets, electric makeup mirror and built-in TV
- Beautiful Cambria quartz countertops (Minera Jewel Collection)
- Glass mosaic back splash
- Floating mirror with led back lighting
- Beverage station with refrigerator
- Barn door leading to master bath area
- Master bedroom with French doors on two sides allowing for views of garden, canal and pool area
- Accent wall covered with natural fiber wall covering
- Dropped ceilings
- Drapery pockets with automated black-out shades and drapery

The Powder Room

- Powder room with wall-mount toilet
- Floating custom made lacquered cabinet
- Onyx countertops
- Aquabraxs faucets
- Frosted glass vessel, modern horizontal mirror
- Exquisite wall coverings

Concealed closet with BUILT-IN SAFE

Jack and Jill Bathroom with custom built cabinet including modern "cut out" for towels display, glass mosaic inserts in tub area and behind toilet wall, glass enclosures, built in niche, wall and hand-held shower heads and floor to ceilings tile

Maid's quarters /Safe room combination with concrete walls and ceilings

Gardener's half-bath with access from maid's room and exterior metal wind-resistive door

Full cabana bathroom with shower glass enclosure, custom built cabinet, wall to wall mirror, stone floors, wallpaper and graceful "waves" tiles

Bedroom with ensuite bathroom has French doors leading to pool area. Bathroom has custom-built wood cabinetry with concealed stools, touch-free water faucet, beautiful "bubbles" mosaic backsplash (countertop to ceilings) and tub insert, wallpaper, glass enclosures, built-in niche, wall and hand-held shower heads and toilet with combined child/adult seats.

Laundry Room with floor to ceiling wood cabinetry, quartz countertops offering comfortable folding space, broom closet and utility sink

Generator – Generac generator with automatic transfer switch

Underground aerobic **septic system**

Three split, high efficiency **Trane XL air conditioning systems** and modern diffusers throughout the house

Swimming Pool and Spa

- Complete pool and spa area covered in modern glass tile for easy maintenance
- Jandy Aqua Pure salt generator
- Jandy gas heat pump
- Jandy Pro Series WaterColors with 5 color options and remote control
- Vacuum cleaning system
- Two raising water features by pool's entrance
- Two convenient umbrella holders, one by pool entrance and the other inside the spa

Terrace

- Automated, remote controlled shades
- Outdoor kitchen and wet bar featuring stone veneer, granite and quartz countertops, outdoor refrigerator, ice maker, gas barbecue grill, dual gas burners, ample storage with three stainless steel access doors, separate stainless steel recycling and garbage bins and six stainless steel drawers

Dock/Deck Area

- Approximately 500 feet of deck/dock area
- Dock, deck and supporting poles built out of Greenheart wood, especially selected because of its great strength and natural resistance to marine borers and other insect attacks (favorite of ship and boat builders). The dock and deck surfaces are meticulously stained and sealed for easy maintenance.
- Underwater green dock light
- Solar lamps on each of the four dock poles
- Dock area equipped with water hose bib, electrical outlet and ladder

Exterior Features

- Decorative stone material on exterior walls and columns
- Paved driveway

- Custom designed aluminum front gates
- Matching lockable gates on both sides of the house
- Matching aluminum grille concealing A/C units on concrete roof
- Custom designed wall water feature in atrium
- Paved and landscaped walkways on both sides of the house
- Seamless rain gutters painted to match fascia
- Custom designed awnings with removable fabric by Atlantic Awnings
- Aluminum gates/fences and tempered glass railings specially designed and custom made by International Iron Works

Lighting

- IRIS addressable LED, square recessed down-lighting luminaries with unsurpassed optical performance
- Outdoor lighting by Hinkley
- Free standing LED light pole on deck
- Solar lamps on all four dock poles
- Nautical themed light fixtures on deck's wall

Windows and French doors by Italian brand Korus. This product features a unique 4 to 10 point closure system, providing a hermetic seal in the building envelope. Advanced locking mechanism of German fabrication for upmost safety. Rigid aluminum structures and specially treated, high-impact glass offer secure protection against the worst weather, environmental and noise pollution, insects and burglaries. Four different EPDM gaskets are incorporated, a polymer vastly superior to those used in Florida construction today.

Roof

- Tong and groove cypress soffits
- Cement tiles
- Special loss mitigation measures above and beyond codes: secondary means of waterproofing, 3/4" plywood, double-strap, truss-to-column connection (additional 36" strap at each truss for optimal wind resistance). For flat roof portion, Sealoflex water proofing system was installed.

Office

- Custom built wood shelves, drawers and enclosed storage units
- Marble countertops
- Wallpaper and linen drapery
- Concealed electrical outlet on the floor underneath desk
- French doors leading to front atrium with relaxing view of water feature
- Walk-in closet

Gas and Tank Lines

- 1000 gallon L/P underground tank.
- Connected to the BBQ, Generator, tree water heaters, clothes dryer and fire pit (never installed)

- Gas line was also taken to the kitchen area in the event a gas stove is installed in the future.
- Three Rinnai tankless gas water heaters
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STAINED MAHOGANY DOORS with Soss (model 2020) chrome concealed door hinges for 24 interior doors. Each door has four hinges at a cost of \$84.00 per hinge for a total cost of \$8,064.00.

Garage

- Custom made cabinetry on two walls
- Floors finished with chemical and stain resistant epoxy
- Wind-resistive garage doors with remote openers
- ADDITIONAL washer/dryer (Maytag, stackable)
- ADDITIONAL refrigerator, Whirlpool
- Equipped with two commercial grade ladder holders
- Metal, wind-resistive side door

Electronic Systems

- Security system by Honeywell, all-opening protection with recessed contacts, motion and smoke detectors, cellular communication and 24-hour monitoring
- Eight-camera DW surveillance system with 30-day video storage
- Indoor-outdoor NUVO multi-room sound system with individual zone controls
- Great Room surround system by Integra with all-in-one remote control via iPad
- Internet media server
- Phone system with Panasonic commercial-grade main CPU, including built-in intercom, door and gate lock release
- Additional portable gate lock release system