

601 Kinnakeet Way, BHI Lot # 5436

EXTERIOR MATERIALS

Ipe Exotic Hardwood decking surround

Hardi-board PVC trim, copper flashing and pressure treated railings

Siding & trim material is rot proof and maintenance free

Marvin high impact storm resistant windows

30 year shingles

INTERIOR MATERIALS

Italian Engineered Oak Flooring 9 inch width throughout

Tuscan solid wood custom cabinets

Quartzite natural stone countertops

Brizo Polished Nickel Faucets with RO drinking water purification system

Café appliances with 36 inch dual fuel range & Zephyr hood

Custom shiplap in all living area, stairway and upper hall

10 foot ceiling main level and 9 foot upper level

Shellstone fireplace surrounding electric fireplace

8 foot solid wood interior doors

Carrara Marble floors and tops in primary baths

Designer tile in secondary baths

Brizo faucets, slide bar hand-helds, Kohler sinks and toilets

INTERIOR ARCHITECTURAL FEATURES

2 Unit whole house in-line dehumidifier

Closed cell whole house spray foam insulation

(2) 50 gallon electric hot water heaters

Structural I-beam and steel columns support second floor system

Wolf Security whole house monitor fire alarm system

Custom window treatments throughout

Designer light fixtures

Vintage mirrored pine barn door

EXTERIOR FEATURES

Large Manor lot with green space/common area parallel to rear lot line

2 Screened porches

2 golf carts (one 2023 Curtis Club Car 6 seater and one 2021 Curtis Club Car 4 seater)

Garage Floor with Epoxy finish

Storage cabinets and refrigerator in garage

On demand hot water heater services outdoor shower

Drop down storage above second floor and garage

Extensive landscaping with irrigation system

Natural stone walkway with exterior decking

** Fully furnished with exclusions noted separately