

# 355 South Roscoe Blvd.

Ponte Vedra Beach, FL 32082



# Stunning Features

## Kitchen/Bar Area:

- Thermador 36" induction cook top
- Thermador dishwasher
- Thermador microwave
- Thermador double ovens
- Thermador 30" refrigerator tower w/ 18" freezer tower for total width of 48"
- 24" GE Monogram wine cooler (57 bottle capacity)
- Scottsman ice maker
- Cabinets- Cabico Thermafoil w/soft close doors and soft close dove tail drawers and furniture board construction
- Countertops- Zodiaq quartz 3 cm in Snow White, kitchen island waterfall top

## Master Bath:

- Countertops- Zodiaq quartz in Stratus White
- Flooring- Dal Tile Florentine Carrera matt 12" x 24"
- Master bath enclosure is frameless w/ chrome hardware

## Audio/Video Equipment:

- FS Series 27U floor standing rack system with integrated cooling
- Control 4 HC-800 Home Controller plus backup remote
- Marantz 7.2 Channel Audio Receiver with 4K and 3D pass through networking
- Multi-Channel Audio Amplifier
- Martin Logan Dynamo 700 Powered subwoofer in family room
- Surround sound ceiling speakers in family room
- Ceiling speaker pairs in the exercise room, master bath, garage, lanai, and outdoor dining area
- Cabana with Bose outdoor speakers at fire pit area
- The following items are negotiable:
  - Samsung 85" 4K Ultra HD 3D Smart TV in family room
  - Samsung 55" 4K Ultra High Definition TV in master
  - Sony 60" Full HD LED TV on cabana

## Outdoor and Dock Area:

- 100' on the ICW
- Salt water heated pool and spa
- Outdoor living paradise w/2 covered living areas, dining area and summer kitchen
- Dock is decked with Trex Deck and all support joints were reinforced in 2016
- 10,000 lb covered boat lift, both motors and gears were replaced in July 2018
- Tide slide for guest boat docking
- Vinyl bulkhead with concrete cap
- Outdoor living area has Shellock 24" x 24" concrete pavers
- French drains on property for drainage
- Home built in 2015, frame construction with 2" x 6" on a stem wall w/6 courses of blocks
- Custom home designed by the renowned architect Thomas Kreumpelstaeder of Arthur Rutenberg Homes
- Manufactured Boral stone accent on exterior of home
- Mastic Ventura vinyl vented soffit
- AC pads are 4" below finished floor and recessed from footprint of house

## More Custom Features:

- All exterior doors are fiberglass with plastic jambs, front entry door is mahogany stained
- Security cameras
- Spray foam in the attic. R38, R13 and R19 insulation (38 in the ceiling, 19 in the exterior walls and 13 in the interior walls)
- Toto comfort height toilets throughout
- Water softener and two Rinnai water heaters
- All windows are PGT vinyl insulated and low-E glass
- All shades on the first floor and second floor bonus room are on remote control
- Solid core doors
- Lennox Rhapsody 54" gas fireplace
- Wood floors are engineered white oak with smoked finish
- Oversized garage with custom storage and DiamondLife flooring
- Cascading pocketing doors in family room and kitchen
- 90 degree cascading pocketing doors in office/5th bedroom
- LED recessed lighting throughout
- Zoysia grass

*\*This list is accurate to the best of sellers knowledge. Buyers must do their own due diligence to ensure they clearly understand what they are buying.*