

4020 NE 30th Ave, Lighthouse Point, Florida
6 Bedrooms • 5 ½ Baths • Opt. Home Theater • Den • Loft • 3 Car Garage

EXTERIOR FEATURES:

- Distinct Mediterranean Style Architecture
- Preferred east pool patio exposure
- Only Minutes to Hillsboro Inlet and the Atlantic Ocean
- Concrete block and stucco construction (1st & 2nd floors)
- Stone textured crown moldings, window sills, and banding
- All impact resistant casement windows and French doors
- 3 car garage with faux painted garage doors to match front door
- Covered rear balcony with expansive views of canal and lighthouse
- Travertine marble driveway & walkways in custom patterns
- Professionally designed tropical landscaping package
- Automatic irrigation system with rain sensor and multiple zones
- Spanish "S" style concrete roof tile in a 3 color blend
- 50 ft ultra-wood dock extends over seawall cap complete with water and electric to dock pedestal
- Decorative cypress T&G ceilings stained with matching crown molding

INTERIOR FEATURES:

- Grand 2 story foyer with coffer ceiling and chandelier
- Central vacuum and security system
- Elevator with raised panel maple cab, glass doors, & marble floor
- 3 Bedrooms on first floor could also be utilized as home theater, library, in-law suite, or kids play room.
- Gas fireplace with remote start & decorative pre-cast mantle in living room
- Three panel 8 ft solid core doors 1-3/4" thick with designer lever hardware
- Travertine marble 24 x 24 laid on diagonal entire first floor and rear balcony
- 2nd floor den/home office with wood floors, chair rail, and applied moldings
- Plush wall to wall carpeting with upgraded padding in 2nd floor bedrooms
- Custom Oak staircase with ornate metal scrolls & balusters, plus matching Oak wood floors at loft, den, and 2nd floor hallways
- Rounded corners and distinctive art niches in select areas
- Crown molding installed at all bedrooms, baths, coffer, & common areas
- All windows to have wood sills, aprons, and cased surrounds
- Multi-color decorator paint package
- Powder room with elegant Bombay cabinet off the family room
- Cabana bath with easy access to pool, patio, and dock
- Two laundry rooms – one on each floor with upper & lower built-in cabinets, drop-in sinks, and granite counter tops

GOURMET KITCHEN:

- Large, open, deluxe kitchen adjoins breakfast area and family room with easy access to formal dining room
- Quality custom cabinetry with matching crown moldings, light valances for under cabinet lighting, designer hardware, and glass doors in select areas

- Center island with veggie/prep sink
- Granite countertops and tumbled marble backsplashes
- Top-of-the-line appliance package includes built-in 48" refrigerator/freezer, dishwasher, double oven, microwave, 48" gas cook top with large wood hood
- Walk-in pantry adjoins kitchen for convenient storage

MASTER SUITE:

- Double door entry leads to an enormous bedroom with a separate divided sitting room or exercise area with view of Hillsboro lighthouse
- Spacious His and Her walk-in closets
- Magnificent marble bath with whirlpool tub, 2 shower heads, plus rain shower
- His and Her vanities with marble or granite countertops, & under-mount sinks
- Separate toilet room with water closet and bidet

POOL, SPA, PATIO, SUMMER KITCHEN:

- Custom designed gas heated pool with 18" raised spa spillway and 5 jets
- Sun shelf pool entrance with 3 fountain bubblers plus umbrella
- Bench seat/swim out in deep end of pool
- Travertine marble pool coping, patio, and stairs to ldock
- Summer kitchen equipped with gas grill, fridge, bar sink, & granite counter

ENERGY SAVING FEATURES:

- Three separate high efficiency, 14 SEER air conditioning and heating systems with electric heat pumps, and programmable thermostats.
- 80 gallon quick recovery water heater with whole house re-circulating system
- Icynene spray foam insulation cools the entire attic space, is healthier, quieter, and more energy efficient than regular batt insulation
- Pre-wired for ceiling fans in all bedrooms and living areas
- 500 gal underground propane tank with gas lines run to cooktop, fireplace, pool heater, dryer, generator, and BBQ.

ELECTRICAL:

- Beautiful exterior coach lighting in designer finish
- Recessed hi-hat lighting in all living areas, den, and master bedroom
- Pre-wired for stereo speakers and volume controls in select areas including opt. Home theater
- Structured wiring system for TV, phone, and satellite with separate panels
- 400 amp under ground service to house and 100 amp service to dock
- GFI receptacles in all bathrooms, kitchen, garage and exterior locations
- Security camera pre-wired at three exterior locations