

SPECIAL FEATURES & UPGRADE LIST

Zahn Residence

4050 NE 30th AVE •Lighthouse Point

INTERIOR

- Solid mahogany 10' radius front door with impact glass and ironwork
- Mahogany staircase and handrail with beautiful custom carpet and runner
- Mahogany clad doors and windows with matching casing and real wood shutters in select rooms
- Custom made draperies in living room, family room and dining room
- Window treatments and blinds in all guest bedrooms
- Built-In closet shelving in all bedrooms stair closet and pantry
- Wet bar with Uline fridge, wine rack, and separate ice maker
- Lite touch lighting control system with built-in programmable CPU
- Whole house audio music system with Crestron touch panel universal remote
- All plywood box cabinetry including kitchen, vanities and laundry rooms
- Wolf and sub-Zero appliance package including warming drawer

MASTER SUITE

- Double coffer ceiling with rope lighting
- 4 body sprays, dual shower heads, and rain shower
- Hand held shower at whirlpool tub
- Two tower cabinets at master bath for extra towel storage
- Separate make-up/dressing area outside of bathroom with matching cabinetry and marble counter top
- Crestron keypad to control all audio functions in family room from master bathroom

HOME THEATER

- Crestron touch screen universal remote with lighting control
- Motorized custom drapery with blackout shade and matching sound panels
- 6 Seat stadium seating leather recliners, 2 with bass shakers built-in
- 7.1 channel 8 speakers surround sound
- 103' screen with HD DLP overhead projector
- HD DVR satellite receiver, and DVD player
- Solid Mahogany built-in cabinetry surrounding movie screen floor to ceiling
- Uline fridge and Thermador microwave or popcorn

POOL & SPA

- Auto Salt Chlorinator
- 9 jets in spa
- Color wheel (SAM) lights in pool and spa
- Sun shelf with 3 fountain bubblers and umbrella
- Removable child safety gate for entire pool and spa
- Electric heat pump pool and spa heater
- 2 lion head fountains

DOCK

- 100 FT long and 8 FT wide extending over seawall cap
- All stainless steel hardware and no-maintenance composite decking
- Concrete dock pilings all wrapped with same dock material
- Dock bumpers on all pilings
- Dock pedestal with 80 amp shore power, TV, Phone and dual hose bibs

EXTERIOR

- Mizner / Palm Beach stucco finish
- Pecky cypress wood ceilings at covered patio, front entry and garage doors
- Rock waterfall pond with pump, timer, sprinkler water line, and light
- Landscape lighting at all palm trees front and rear on timer
- Water resistant stereo speakers at rear patio and balcony with separate volume controls
- Concrete balconies front and rear with marble floors
- Reverse Osmosis filtration system services entire house
- Water softener
- 11.5 KW Coleman propane generator with transfer switch and insulated housing
- Soffit lighting entire front house
- Dedicated outlets on timers for Christmas lighting at front island and garage soffit
- Pre-wired for security camera front, rear, and garage

ENERGY SAVING "GREEN" FEATURES

- 3 separate super-efficient 19 SEER Trane XL-19 A/C units
- Core-fill 500 insulating foam at all exterior block walls
- On-demand Tank-less propane water heater with circulation system
- Ceiling fans in all rooms of the house
- Gas lines to dryer, BBQ grill, cook top, fireplace, generator, water heater