



19 AZZURRO WAY FEATURES

7 Bedrooms | 8.5 Bathrooms | 5,218 sq

- Smart app for garage opener
- Camera doorbell system
- Hayward OmniLogic - remotely control pool fan, heater for spa, fountains, etc.
- 1st floor ICF construction (Insulated Concrete Forms)
- Watchdog Security system
- 2 Tankless water heaters (Navien)
- Central vac
- Entire home is pre-wired for WIFI
- Four AC systems (one on each floor) - 18 SEER Carrier AC with built-in dehumidifier and washable filters can be remotely controlled and alerts when to change filters
- Elevator featuring custom wood panels and tile floor with a telephone for emergencies
- Porcelain tile (wood look) throughout the common areas and bedrooms
- Welcoming foyer with beautiful decorative tile floor off the 1st floor living area
- 8" baseboards and crown molding
- Wet bar with granite countertop and Sub Zero mini fridge off the 1st floor living area
- Glass sliders lead out to a spacious lanai with pavers and a large storage space for bikes, paddle boards, beach equipment, etc. on the 1st floor
- Concrete slab foundation
- Beautiful views of the Gulf
- Electrolux stacked washer & dryer (1st floor) and GE stacked washer & dryer (3rd floor)
- Decorative tiles in laundry and bath areas
- Walk-in glass showers with unique custom tile and magnetic shower heads
- Quartz vanities
- Custom bunk rooms with lighting & outlet by each bunk and caged ceiling fans
- Granite countertops and breakfast bar in the kitchen
- Microwave drawer
- Under cabinet lighting
- Wolf dual fuel stove with 8 burner gas cooktop with griddle and electric oven with conventional and convection capabilities
- Sub-Zero beverage cooler (with wine rack) and separate ice machine
- Sub-Zero refrigerator (also with ice)
- Sub-Zero & Wolf 6 Year Warranty Package (3 Year factory certified installed and 3 Year additional paid with dedicated Sub Zero repairman in area)
- Plantation shutters (in front and on sides for privacy)
- Whitewashed spruce tongue and groove ceilings in the dining area (2nd floor) and flex space (4th floor)
- Fire sprinklers throughout home
- Subway tile backsplash in kitchen
- Recessed lighting
- Living area features fireplace with remote, tile surround and tv insets
- Coffered ceiling in main living area
- Beautiful custom light fixtures throughout entire house
- Gulf front pool (heated) with spacious tile deck and gas grill
- Pool deck features glass surround and wood panels for privacy
- Dune walkover to beach
- Jetted hot tub connects with pool and features lovely metallic mosaic details in between
- Barn doors in bedrooms
- All custom designed closets
- Comfort height toilets
- Majority Kohler and Delta fixtures
- All soft close cabinets
- All impact turtle safe windows
- All floors and all interior walls have sound bats for noise control
- 3rd & 4th floor balconies feature dark stain pine ceilings and recessed lighting with sea turtle-friendly bulbs (red)

*****Staging furniture and decor can be purchased for approximately \$200,000*****

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