

SPECIAL FEATURES

2765 N. Highway A1A, #503
Indialantic, FL. 32903

3 Bedrooms
4 Baths
2,820 sq. ft. (under air)
2 Car Garage
Oceanfront

Exterior Features

- Dual waterfront views and balconies- ocean and river
- Private, exterior access 2-car garage with private, locking door into vestibule
- 5-story building
- In-ground, centrally located pool and spa
- Fitness center and sauna
- Miami-Dade impact doors and windows
- Automatic, roll-up hurricane shutters on both balconies
- Euro-Wall panoramic sliding balcony doors provide an unobstructed view on the oceanfront balcony, unique to this unit.
- Modern exterior elevation with travertine siding

Mechanical Features

- Built-in linear air vents throughout for a modern and clean look
- Water heater and dual AC units are accessible in the laundry room
- Fire-rated double front doors
- Schlage digital keypad lock with mobile app
- Ring home security system with cameras at all access points
- Sonos built-in audio system with app connectivity
- Ubiquiti high-speed internet with 3 access points

Interior Features

- Private floor access by elevator with entrance into a personal vestibule
- 11' ceilings
- Additional recessed lighting throughout
- Custom shades and curtains throughout for top-level privacy - sheer curtains on oceanfront sliders for light filtering or lower-level privacy
- Upgraded level 4 drywall
- Granite Countertops throughout
- Gas fireplace with built-in cabinets on either side with under-shelf lighting
- Arched details throughout
- Limewash paint treatment in the powder bathroom

- Upgraded, oak-stained shaker-style cabinetry throughout, designed by KitchenArt
- Engineer, wide plank wood floors in an oak tone
- Elevated plumbing (Delta, Moen, Pfister), lighting, and hardware throughout in modern finishes with a transitional look
- Samsung front-loading washer and dryer with steam and steam sanitizing
- Upgraded door hardware - custom Baldwin handleset
- Custom paneling on the front door
- 2 storage closets in the hall

Kitchen Features

- Bar area with built in Zephyr wine and beverage center and customizable pull-out bottle storage
- Undermount LED lighting throughout
- Walk-in pantry with appliance shelf
- Apron front, farmhouse speciality kitchen sink with Moen pull-out spray faucet
- Air switch for garbage disposal
- Handmade, porcelain pendant lights imported from the UK
- Wood-style beams spanning the kitchen and dining area
- 10' island with under-counter storage
- KitchenAid side-by-side refrigerator
- KitchenAid wall oven and 6-burner gas range with pot filler
- Sharp microwave drawer in the island
- Custom kitchen cabinet features such as a pull-out spice rack, pull-out drawers in cabinets for easy access, and end-of-island open shelving for cookbooks

Master Bedroom / Bath Features

- Double, arched vintage wood doors as an entry into the master bedroom
- Overhead ceiling fan
- His and hers walk-in shower with dual oversized shower heads, with a third overhead rain shower fitted with multi-level controls
- Signature Hardware oversized soaking tub and standing tub filler
- Custom, large, floor-to-ceiling wall in the closet with an island and a bench
- Cabinet tower in the bathroom for additional storage needs
- Additional ceiling fan chandelier for superior ventilation and air flow
- Delta plumbing
- Floor-to-ceiling shower tile

Paint Selections

- Main Areas- Benjamin Moore Cloud Cover eggshell for walls, satin for trim
- Master Room- Farrow and Ball Salon Drab
- Family Room Built-Ins- Sherwin-Williams Carbonized
- Powder- Portola Paints Half Life Limewash
- Office- Sherwin-Williams Woodland Lichen
- Front Door- Farrow and Ball Broccoli Brown

Granite Selections

- Nero Pretoria Granite Leather-3cm
- Rocky Mountain Granite Polished-3cm
- Terrabianca Dolomite Polished-3cm
- Black Titanium Granite Leather-3cm
- Bross Blue Granite Polished-3cm
- Blue Pearl Granite Polished-2cm

Association Fee Includes:

- General Maintenance
- Landscaping
- Pool
- Security features on main doors and locks.
- Housekeeping in common areas and the gym.
- Water
- Trash