



**MVP
SALES
GROUP**

of



WATERMAN
REAL ESTATE

201 N Riverside Drive Suite. A
Indialantic, FL 32903
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PROPERTY FEATURE SHEET

Property Address: 4055 Domain Court Melbourne, FL 32934

Built: 2023

Living / Main Areas

- Custom fireplace wall with accent shelving and decorative wall with built-in lighting
- Custom bar & sitting area with decorative tile wall, custom cabinetry & Level 3 quartz
- Tray ceilings & wood beams in living area and primary suite
- Modern light fixtures & fans throughout
- Wood flooring throughout with custom tile in wet areas
- 8' doors throughout
- Bluetooth speakers in living area and back patio
- Custom electronic blinds throughout living area and primary suite

Kitchen

- Custom designed cabinetry with built-in stainless-steel appliances, soft-close cabinets, under-cabinet lighting & outlets, Level 3 quartz countertops, upgraded tile backsplash, and walk-in pantry with built-in shelving

Mud Room

- Custom mud room with cabinetry, 24x48 Italian porcelain tiled backsplash, added storage, under-cabinet lighting, and upgraded light switches (added 2025)

Laundry Room

- Custom indoor laundry room off mud room with quartz countertops, folding station, under-cabinet lighting & outlets, and extensive storage (added 2025)

Bedrooms / Study

- All bedroom closets include fully built-in systems for additional storage
- Custom wood shelving in all linen closets
- Tray ceiling in study/4th bedroom
- Guest bedrooms feature wood chevron panel design, wood-look tile accent, and upgraded light fixtures

Bathrooms

- Upgraded custom zero-entry primary shower with tiled linear drain and full glass panels/doors
- Guest bathrooms feature Level 5 exotic grade stone countertops (added 2025)
- High-end smart toilet & bidet

Outdoor Living / Pool

- Heated pool
- Fully custom summer kitchen with built-in sitting and storage
- Paver driveway entry plus full paver covered patio and additional uncovered paver patio
- Soffit lighting in front and rear
- St. Augustine sod with full irrigation system front and back, plus mature landscaping surrounding pool for added privacy

Exterior / Energy Efficiency

- Tile roof
- Solar
- Upgraded foam insulation
- Tankless electric water heater (added 2024)

Garage / Storage

- Epoxy garage floors
- Attic ladders with walk-in attic storage space

Security / Smart Features

- Impact-rated sliders and garage doors
- Cameras throughout with custom alarm system in place