

James Belanger Home Services LLC

Jim Belanger 772-584-1902

8980 44th Avenue, Sebastian, Florida

GARAGE & EXTERIOR

- Garage measures 31' x 27'
- 500 gallon underground propane tank
- 50 gallon ultra-efficient electric hot water heater with recirculation system for immediate hot water throughout the house
- 25 KW Whole House Generator
- Luxurious Landscaping
- Custom impact casement windows & doors
- 8 zone sprinkler system on 3" flow well
- Free form pool with spa and sun shelf
- 3 stage water filtration system
- Huge storage above garage
- 210' x 4' deep water dock:
 - 10' x 16' terminal platform
 - Vinyl seawall
- Soffit high hat accent lighting
- Summer kitchen, gas barbeque grill, exhaust hood over barbeque, high hat lighting, ceiling fans and outlets on patio
- Stained cypress ceilings in patio
- Cozy paver front courtyard with cypress ceiling
- Stucco soffits

INTERIOR/GENERAL

- Upgraded interior trim
- Trimmed window openings
- Interior 8' solid doors
- Porcelain wood plank tile flooring throughout with rubber no crack membrane
- Pre-piped for central vacuum
- 2 zone heat & 16 Seer air conditioning w/humidistat
- High hat lighting
- Icynene insulation
- Leeds Certified Construction
- Built in dehumidifier for fresh air intake

GREAT ROOM / ENTRY

- Ceiling fan wiring
- Floor electric outlet
- 8' exterior doors to maximize water view
- 11' coffered ceilings with classy crown molding and beam detail

KITCHEN

- Custom designed kitchen
- Soft closing cabinet doors and drawers
- Double main sink with filtered water, insta hot, disposal and soap dispenser
- 48" built in Thermador 1 refrigerator and freezer with ice maker
- Thermador appliance suite
- Trash and recycle pull out drawer
- High hat lighting
- 11' coffered ceiling with classy crown molding
- Double Thermador convection oven and microwave
- Delta faucets
- Bar sink with delta faucet and soap dispenser and wine rack
- Huge island:
 - Pendant lights wiring in breakfast nook
 - Drop coffered ceiling around island, crown molding above high hats
 - 5 burner gas cook-top with suspended venting
 - Bookshelves

DINING AREA

- Chandelier
- 11' coffered ceiling with crown molding and beam
- Complete view of intracoastal waterway, kitchen and great room

OFFICE / STUDY / 4th BEDROOM

- High hat lighting
- View of water, pool and patio
- 11' ceilings with classy crown molding
- Cable ready

LAUNDRY ROOM

- Quartzite top
- Custom base and wall cabinetry
- Wash tub with Delta faucet & soap dispenser
- High hat lighting
- 11' ceilings
- Electrolux washer and gas dryer with steam dry setting

BEDROOM 1

- Measures 15' x 11.6'
- Fan with light wiring
- Access to Jack & Jill bathroom
- 11' ceilings
- Large closet
- Cable ready

BEDROOM 2

- Measures 15' x 11'
- Cable ready
- Fan with light wiring
- Access to Jack & Jill bathroom
- 11' ceilings
- Large closet

JACK & JILL BATHROOM

- Measures 9' x 11'
- 5.5' Whirlpool tub with hand-held & stationary showers, 2 Quartzite corner shelves and trim
- Custom tile throughout room
- 8' custom vanity
- Quartzite top
- Double under mount bathroom sinks with Delta brushed nickel faucets
- 1 piece comfort height Kohler elongated toilet

POOL BATH

- Indoor/outdoor access
- 11' ceiling
- 48" x 34" no step custom tile and border tile shower with Delta hand-held & stationary rain head, shower head and custom shower glass enclosure with 2 corner shelves
- 60" custom vanity with marble top with under mount bathroom sink and Delta faucet
- 1 piece comfort height Kohler elongated toilet

MASTER BATH

- Large no step ADA Compliant custom shower with Delta faucets, stationary hand-held rain head, 2 upper corner shelves and herring bone marble floor
- Custom vanity with large drawer space, custom Quartzite tops with under mount sinks with Delta faucet
- Custom mirrors
- Accessories match Quartzite tops. Custom tile throughout room
- Mood lighting in ceiling, high hats and wall sconces lighting
- Large freestanding tub with elegant standing faucet
- Vaulted ceiling
- 1 piece Kohler comfort height toilet

MASTER BEDROOM

- 24' x 17' with beautiful water views
- Coffered ceiling with custom beam work
- Ceiling fan and light wiring
- Mood lighting in lower tray ceiling
- High hat lights
- Crown molding
- Large sliders to patio
- 2 large walk-in His and Her closets
- Separate A/C zone for master bedroom and bathroom
- 11' ceilings