



# WILLIAM MEANS

# 260 ISLAND PARK DRIVE

— NEW CONSTRUCTION —

## OVERVIEW

- Custom home by the award-winning Studio 291
- 5 bedrooms
- 5.5 bathrooms
- This unique lot does not have any abutting homes; house is sited to capitalize on the privacy and views

## FIRST FLOOR

- Beautiful entrance through sapele mahogany front door
- Home can be accessed from the garage by way of steps to a drop zone and into the kitchen area or by way of the three-stop elevator
- Open floor plan with living area, dining area and an expansive kitchen with bar seating for four with storage underneath
- Separate scullery kitchen with custom cabinetry, counterspace and outlets for countertop appliances, U-Line ice maker, separate beverage refrigerator and pantry shelving
- Floor-to-ceiling sliding doors open off the kitchen to the screened porch
- Two additional sets of French doors open to the deck off the open living area; under the deck is a gas line that can be utilized for an outdoor kitchen or grill
- Primary suite with expansive walk-in closet, shower, tub, dual vanities, custom built cabinets with outlets inside; primary bedroom has direct access to the deck
- Oversized laundry room and hall closet

## SECOND FLOOR

- Large media/multifunction room has direct access to a covered deck
- Four additional bedrooms are on this level; three with ensuite bathrooms and the fourth room shares a full bathroom with the media room
- Second laundry room can accommodate a full-size stackable washer/dryer

## GARAGE AND OUTSIDE SPACE

- Three full-size garage doors access the 2,500+ square foot fully enclosed area under the house
- Underdeck “beach club” with ceiling fan, lighting, Cat 6 for television and two custom garage doors that open to the pool
- Custom pool with a pebble finish, saltwater system, multicolor lights and heater ready
- Pool decking is technoblock
- Landscape around the pool is designed to create additional privacy
- Garage has elevator access as well as plumbing to allow for a future full bathroom to be installed

FOR ADDITIONAL INFORMATION:

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## CONSTRUCTION

- House is elevated and built on a solid concrete masonry unit (CMU) foundation. This allows for an enclosed area under the entire house that can be used as a large garage for multiple vehicles, storage, workspace, hobbies, etc.
- Garapa decking and steps are in the front, back steps and all the porch areas
- Hardie Fiber cement siding
- Spray foam insulation
- Andersen 400 series impact rated windows and doors
- GAF Timberline HDZ lifetime architectural shingles

## FEATURES

- 7"x 5/8" engineered European character grade white oak flooring
- Low voltage, security and Wi-Fi wired and home run to a designated panel
- 400-amp service
- Quartz countertops throughout
- Built-in bookshelves, cabinets and closets
- Trim package includes board and batten, shiplap, base, shoe and 5" two-piece crown molding
- Frameless glass shower doors throughout
- Dual gas lanterns
- Emtek cabinet and door hardware
- Saltpocket concrete drive with brick border
- Belgard cobblestone paver sidewalk with herringbone pattern
- Belmont black aluminum fencing with two locking gates
- 6" seamless gutters and downspouts
- Wi-Fi capable landscape lighting

## APPLIANCES, EQUIPMENT AND FIXTURES

- Navien tankless hot water heater
- Brizo/Kohler/Delta faucets and fixtures
- Thermador - 48" gas range, 30" refrigerator, 18" freezer, dishwasher
- U-Line - beverage refrigerator and ice maker
- Sharp microwave
- Two-zone Trane HVAC
- Wi-Fi capable Rain Bird irrigation
- 42" Isokern fireplace
- Architecturally designed light fixtures throughout

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