

ESTATE 01/04 RESIDENCE FEATURES

KITCHEN

- WOLF®/SUB-ZERO® kitchen appliances with 48" natural gas rangetop
- MIELE® dishwashers (2)
- Imported upscale kitchen cabinetry
- Pantry with pull-out shelves
- CALACATTA GOLD marble or TAJ MAHAL quartzite countertops
- FRANKE stainless steel undermount sink
- Oversized island with cabinets
- DORNBRACHT stainless steel fixtures
- INSINKERATOR® ¾ HP garbage disposal
- EVERPURE water filtration system
- Temperature controlled wine cellar
- SUB-ZERO® undercounter refrigerated drawers at wet bar

BATHROOMS

- Walk-in shower with frameless glass enclosure and marble tile in master bath
- DORNBRACHT dual shower heads, rain shower head and handheld sprayer with separate controls in master bath
- Dual master bath toilet rooms with frosted glass doors
- TOTO® elongated toilet/bidets in master bath
- Imported upscale cabinetry in all bathrooms
- Quartzite vanity tops in all bathrooms
- DORNBRACHT faucets in all bathrooms
- KOHLER® white Ladena® enamel over cast iron sinks in all bathrooms
- MTI tub in one secondary bath
- Recessed LED lighting

LAUNDRY ROOM

- WHIRLPOOL® full-size washer and dryer
- Imported upscale cabinetry
- Quartz countertop with sink
- Upper cabinets above sink and washer/dryer

INTERIOR

- Mahogany veneer solid core double door entryway
- 8-foot solid core, paint grade flush panel interior doors
- Ceilings – smooth white veneer plaster on underside of concrete (where exposed)
- Ceilings (where dropped) – Level 5 Finish drywall (taped and prime painted)
- Ceiling height 10'-0"± from top of concrete floor slab to underside of concrete ceiling slab, except where dropped to accommodate mechanical duct work, piping and electrical conduits
- All walls Level 5 Finish drywall (taped and prime painted)
- 10-inch transitional style baseboards throughout
- 8-inch transitional style flat crown molding in elevator foyer, foyer, great room, living, kitchen, dining and master bedroom
- All trim prime painted with nail holes filled
- All interior doors prime painted

ADDITIONAL DEVELOPER PROVIDED FINISHES:

- Two coats of single color finish paint on ceilings
- Two coats of single color finish paint on walls
- Lacquer finish on all doors and trim
- Natural stone and wood flooring throughout, per plan

- Dual closets in master suite
- Ventilated wood closet shelving throughout
- Security safe
- Sunset terrace
- Refuse/recycle chutes accessible at service corridor
- Ventless gas fireplace in living room

HARDWARE

- VALLI & VALLI brushed/polished solid stainless steel lockset hardware at entry doors
- VALLI & VALLI brushed/polished chrome solid brass hardware at interior doors
- SCHLAGE® hardware on all interior A/C closets, storage rooms, stair towers and all common area doors

PLUMBING & A/C SYSTEM

- Fire protection sprinkler system throughout
- Gas-fired central hot water system
- Three-zone central air conditioning and heating system
- Rooftop cooling tower with water source heat pump air conditioning systems

GLASS AND GLAZING

- Laminated Impact Resistant glass in all windows and sliding glass doors in accordance with Florida Building Code 7th Edition (2020)
- Floor-to-ceiling 10-foot sliding glass doors

SUNSET TERRACES*

- WOLF® 36" built-in gas grill
- BEST® 48" stainless steel range hood
- SUB-ZERO® stainless steel undercounter refrigerator
- FRANKE undermount stainless steel sink
- DORNBRACHT stainless steel faucet
- Outdoor-rated cabinetry
- LAPITEC® sintered stone countertop

*pending Collier County Building/Fire Department approval

The developer reserves the right to make changes or substitutions of equal or better quality, at its sole and absolute discretion, for features, fixtures, amenities, equipment, appliances, and other items of finish listed herein, without prior notice to or approval of the purchaser, and are subject to variations in aesthetics, size, color, shade variations, tint, finish, grain and veining. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Copyright © 2022, Gulf Bay Development LV, Inc. All Rights Reserved.

ESTATE 02/03 RESIDENCE FEATURES

KITCHEN

- WOLF®/SUB-ZERO® kitchen appliances with 48" natural gas rangetop
- MIELE® dishwashers (2)
- SUB-ZERO® full height wine cooler
- Imported upscale kitchen cabinetry
- Pantry with pull-out shelves
- CALACATTA GOLD marble or TAJ MAHAL quartzite countertops
- FRANKE stainless steel undermount sink
- Oversized island with cabinets
- DORNBRACHT stainless steel fixtures
- INSINKERATOR® ¾ HP garbage disposal
- EVERPURE water filtration system
- SUB-ZERO® undercounter refrigerated drawers at wet bar

BATHROOMS

- MTI tub in master bath
- DORNBRACHT tub faucet with handheld sprayer in master bath
- Walk-in shower with frameless glass enclosure and marble tile in master bath
- DORNBRACHT shower head, rain shower head and handheld sprayer with separate controls in master bath
- Dual master bath toilet rooms with frosted glass doors
- TOTO® elongated toilet/bidets in master bath
- Imported upscale cabinetry in all bathrooms
- Quartzite vanity tops in all bathrooms
- DORNBRACHT faucets in all bathrooms
- KOHLER® white Ladena® enamel over cast iron sinks in all bathrooms
- Recessed LED lighting

LAUNDRY ROOM

- WHIRLPOOL® full-size washer and dryer
- Imported upscale cabinetry
- Quartz countertop with sink
- Upper cabinets above sink and washer/dryer

INTERIOR

- Mahogany veneer solid core double door entryway
- 8-foot solid core, paint grade flush panel interior doors
- Ceilings – smooth white veneer plaster on underside of concrete (where exposed)
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- All walls Level 5 Finish drywall (taped and prime painted)
- 10-inch transitional style baseboards throughout
- 8-inch transitional style flat crown molding in elevator foyer, foyer, great room, kitchen, dining, library and master bedroom
- All trim prime painted with nail holes filled
- All interior doors prime painted

ADDITIONAL DEVELOPER PROVIDED FINISHES:

- Two coats of single color finish paint on ceilings
- Two coats of single color finish paint on walls
- Lacquer finish on all doors and trim
- Natural stone and wood flooring throughout, per plan

- Dual closets in master suite
- Ventilated wood closet shelving throughout
- Security safe
- Sunset terrace
- Refuse/recycle chutes accessible at service corridor
- Glass-enclosed library

HARDWARE

- VALLI & VALLI brushed/polished solid stainless steel lockset hardware at entry doors
- VALLI & VALLI brushed/polished chrome solid brass hardware at interior doors
- SCHLAGE® hardware on all interior A/C closets, storage rooms, stair towers and all common area doors

PLUMBING & A/C SYSTEM

- Fire protection sprinkler system throughout
- Gas-fired central hot water system
- Two-zone central air conditioning and heating system
- Rooftop cooling tower with water source heat pump air conditioning systems

GLASS AND GLAZING

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- FRANKE undermount stainless steel sink
- DORNBRACHT stainless steel faucet
- Outdoor-rated cabinetry
- LAPITEC® sintered stone countertop

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