



FEATURES & AMENITIES

OVERVIEW

- Approximately 3,553 square feet
- 2 Bedrooms + sitting room/office, 3.5 bathrooms
- Panoramic views (channel, sunset, The Wedge, harbor, islands, landmarks, and city lights)
- Brion Jeanette Architecture
- Leo Parrella Design Group
- All rooms of the residence face the views, 180-degrees
- Located within the highly-anticipated ‘Aerie’ waterfront community
- Access to exceptional community amenities
- Dedicated boat slip at Aerie dock for up-to 30-ft vessel

FEATURES

- Direct access from unit to private 2-car garage
 - Garage located on ground level
 - Only 2 units with direct access garages - 2 units with direct access to the garage
- Open-concept great room, kitchen and dining room for optimal views
- Interactive Christopher Boots “Abacus” chandelier with adjustable crystals at dining room
- Chef’s Kitchen with Gaggenau appliance package:
 - Steam Oven
 - Induction and gas combination cooktop
 - Teppanyaki Grill
 - Integrated refrigerator/ freezers
 - Built-in sous vide/ vacuum sealer
 - Warming drawer
 - Coffee station
 - Dual dishwashers
 - Water Works plumbing fixtures

- Integrated wine refrigerator
 - Ice Maker
- Curved kitchen backsplash wall to create subtle movement toward the ocean
- Wet Bar with meticulously mitered joint between marble and oak
- Powder bath with complex curved marble wall
- Expansive Primary Suite
 - Private sitting room overlooking the harbor
 - Private view balcony extending from bedroom to sitting room
 - Private patio with in-ground spa, heated floors, and outdoor shower
 - Allison Berger signed “Pulley Pendants” at bedsides
 - Bath I: Steam shower with multiple shower heads, soaking tub, vanity, views through 48” portal window, and dual deep-lighted vanity cabinets
 - Bath II: Steam shower with multiple shower heads and bench seat.
- Bullet-proof safe room with dedicated phone line
- Separate, privately-secured “Wine Enoteca” room (not included in square footage)
 - Sub-Zero commercial-grade refrigeration - holds 1,000+ bottles
 - Features Tasting Area with custom storage
 - Located on the 'Sand Dollar Lounge' level for easy entertaining
- Panoramic-View Guest Suite
 - Walk-in closet
 - Direct access to Great Room balcony
 - En suite bath with steam shower and multiple shower heads
- Canted glass balcony railings to deter birds
- Dedicated laundry room
- Central vacuum system throughout
- Heated floors throughout interior, balcony and spa patio
- Automated sliding glass doors
- Tinted UVA Windows throughout
- Automated window shades throughout
- Overhead patio heat lamps at great room balcony
- Reverse osmosis and water softening throughout
- Custom LED accent lighting and back-lit stone features throughout
- Ample storage closets throughout; walk-in storage closet not included in SF

TECHNOLOGY:

- SAVANT Home Automation with Audio/ Visual, Thermostat, Window Coverings, and Security Integrations
- Alarm.com System with motion sensors and door sensors
- Built-in audio in common areas, balcony, and primary suite
- Spa controlled remotely by Aqualink

FINISHES, MATERIALS AND FIXTURES

- 3-Inch-Solid-Core Custom Mahogany Pivot Door - Entry
- Calacatta Bluette Marble from Italy - Main flooring throughout
 - Sourced from an entire block of Calacatta in Italy
 - Custom-designed format
 - Embedded stainless steel reglets for unique pattern and texture. Reglets individually-insulated for uniform temperature.
- Marble baseboards throughout
- Luxury wall-coverings throughout
- Rift White American Oak - Cabinets and wood statement walls throughout
- Solid Cast Bronze Hardware - Throughout
- Italian Calcutta Borghini Marble in super-honed finish - Kitchen countertops and backsplash
- Cristallo Quartzite from Brazil - Great Room fireplace surround
- Bianca Lasa Extra Marble in honed finish - Primary Suite fireplace surround
- Alison Berger Glassworks hand-blown light fixtures - Powder, Kitchen and Bedroom Pendants
- Custom chandelier with Brazilian quartz crystals - Primary Bath
- Pallisandro Blue Extra Marble from Italy - Wet Bar countertops and Dining Room walls
- Calacatta Bluette Marble in extra-honed finish from Italy - Primary Bath 1 shower, countertops, backsplash
- Black Vintage Marble - Primary Bath 2 shower, countertops, backsplash
- All countertops treated for performance
- Waterworks Plumbing Fixtures - Throughout
- Gradient drapes made from Peruvian Virgin Alpaca and milled in Peru - Primary bedroom primary sitting room, and guest bedroom
- 23.9 KT Gold Faucet - Powder Bath
- Toto Toilets - Throughout

BUILDING DETAILS & HOA/COMMON AMENITIES

- Designed by renowned architect, Brion Jeannette
- Seven exclusive residences
- Aerie is a LEED-certified community designed to:
 - Use less energy
 - Conserve water
 - Reduce waste and pollution
 - Improve indoor air quality and maximize natural lighting
 - Use sustainable building materials
 - Reduce its overall environmental impact

- Community solar panels which power all HOA amenities
- Security gate leading to individual garages
- Secure-access building entrance (enter with code)
- Quarterly cleaning of building, windows, decks, drains, stainless steel, and lights.
- Common area faucets have reverse osmosis and water softening
- Mail Room
- Sand Dollar Lounge
 - Lounge area with TV and bar. Bar includes:
 - Integrated dishwasher
 - Integrated ice-maker
 - Integrated refrigerator drawers (2)
 - Sink
 - Separate barbecue area
 - Bathroom
 - Kitchen includes:
 - Scotsman undercounter ice-maker
 - Integrated Sub-Zero refrigerator/freezer
 - Wolf Steam Oven & Microwave
 - Wolf range with double ovens, 6 burners, and griddle
 - Thermador Dishwasher
 - Sink
 - Ample prep space and storage
 - Fitness center
 - This is the same level as owner wine rooms or storage rooms

- Pool and Jacuzzi
 - Homeowners can adjust temperature remotely before events or guest visits
 - Also features a TV, Sink, (2) undercounter refrigerators, (1) ice maker
 - Pool with traditional chlorinated water

- Dock, Beach Pad, and Beach
 - Shared Aerie Duffy Boat
 - Private dock for Aerie building
 - ‘Beach Pad’ entertaining area with tables, seating, barbecue, sink and bar seating
 - Private access to bay beach with lounge chairs