

77 Rivo Alto Canal - Upgrades and Amenities

Overall Property:

Lot is a lot and a half: 45 feet of frontage, 3,833 square feet

Built and received occupancy in 2021

Whole house network, including wifi and cables

House powered by Hunter Control 4 - This system controls all TV's, most of the shades, garage doors, A/C and Heat, doorbell/intercom, and all the lighting

Blackout and solar shades throughout

ADT monitored alarm system with all doors and windows censored

10 foot ceilings throughout

Central Heat & AC with two units and dual zones

Water Filtration; whole house

Water Softener; whole house

Exterior: clad with a limestone tile in a stacked stone effect

Glass wall fencing to balcony and around perimeter of yard

Full Interior Design by Design Studio on 2nd

Exterior cameras - 8 of them, running on the Luma app

Marine grade outdoor lighting fixtures

Metal roof with rain gutters tied to the outdoor drainage system to prevent puddling

Living Room:

Fleetwood Windows/Doors: wall of windows inviting light and giving access to patio through a double slider door to living room and accordion to dining area

48' Glass Pivot front door as formal entry

European white oak wide plank longboard flooring throughout

Dining Room:

Chandelier imported from Italy:

8 shades in Borosilicate Glass Spheres

Finishes in clear with chrome, copper and bronze

Designed by Oriano Favaretto

Opens to Patio through Fleetwood accordion doors

Patio:

Glass perimeter fencing
Firepit plumbed with a gas line
Built in BBQ plumbed with gas
Spacious patio surrounded by Artificial Grass
Lights on timers surround the perimeter of patio
Drainage throughout

Kitchen:

Brizo-Litze Collection of Kitchen Design
Spacious open floor plan
Natural Quartzite, Glacier Wave, real stone counters and backsplash
Cabinetry: Riff cut white oak with a sandstone finish
Opaque doors to upper cabinets
Blanco sinks; one on each peninsula of full island
Faucets: Brizo
Dual Fuel Appliance: Thermador 6 burner and griddle with electric oven
Thermador Double oven stack with microwave
Thermador built in 36" fridge & 24" freezer
Thermador dishwasher
Breakfast nook built into front of kitchen island
Insta Hot on counter
Hot and cold filter water system

Breakfast Nook:

Ash Oak, custom built-in
Custom upholstery: pleather type fabric for seats and linen back cushions
Tala lighting, graphite hanging pendants
Restoration hardware table

Pantry:

Separate room behind kitchen
Custom Quartz countertops
Full 36" Subzero with glass door, 7 feet

Dog Room:

Downstairs with a doggie door to outside dog run

Wine Bar:

Adjacent to Kitchen

Backsplash: Porcelanosa 3D Hex titanium gravity aluminum, custom cut

White oak shelving

Cabinetry: Riff cut white oak with a sandstone finish

Opaque doors to upper cabinets

Uline Ice maker freezer

Beverage center Sub Zero fridge

Stairway to Second Floor:

Oversized

Has a landing

Corner windows to invite lots of natural light

Glass wall railing dividing stairs and family room

Retreat/Family Room:

Vaulted ceilings

Wet Bar with Linkasink with brass finish sink

Onyx countertop at upstairs bar with under counter lighting

Sub Zero beverage fridge

Room for a 75" TV framed on 113" wall

Skylights in upstairs loft area that open will auto close if rain is sensed and have remotes to control shades to block the natural light

Primary Suite:

Fleetwood double slider to balcony

Additional picture windows inviting light

Wrap-around balcony to take advantage of views

Room on balcony for a table

Multi-pendant lighting

Huge walk-in custom closet with island of drawers

Closets are professionally organized by The Container Store

39.37" Parryville 3 - blade LED caged ceiling fan with wall control and light kit by AllModern

Primary Bath:

Built spa-like

Shower:

- Built in aromatherapy steam mister in shower

- Walk-in shower

- Dual steam shower heads

- LED color lighting on shower heads

Italian Porcelenosa tile vanity & decorative wall

Vanity: Custom built

- Custom vanity mirrors, electric mirror allowing for a TV behind in mirror

Tub: Boutique Collection; Elise tub, soaker

- Wet room style

- Brizo fixtures

- Ceiling mount tub filler by Kohler

Separate water closet

- Toto Toilet, powered and ready for washlet

- Gives way to refill essential oils for steam shower

Radiant heated floors

Three Additional Bedrooms:

Back Bedroom #1

Back Bedroom #2

- En Suite with private bath

- Shower over tub

- White marble Chevron tile from Spain

- Toto Toilet

- Radiant heated floors

Downstairs Guest Room #3

All closets are professionally organized by The Container Store

Downstairs Bath:

Porcelenosa tile in shower & backsplash

Quartz countertop

Full shower

- Shower hosts built-in shelf for supplies

- Brizo hardware

Restoration Hardware lights

Sink: Native Trails, made of limestone

Faucet: Fortris trough

Toto toilet

Garage:

4 car

Built-in storage on wall and from ceiling

Epoxyed floors

Dock:

Private, 42 Feet

Upgraded: Forever Wood with ramp, water and electric

*Furniture Negotiable

*Duffy for Sale