

# Johns Pass Retreat

## Construction Features and Specifications

- Single Family Home. No HOA or Condo Dues
- Reinforced concrete poured floors
- Concrete masonry block construction
- Metal stud interior walls
- Hardie Board exterior walls
- Concrete piling foundation construction
- High impact hurricane rated glass door and windows
- Energy efficient glass throughout
- Sound attenuating tile underlayment between floors
- Elevator
- Fire and life safety systems including interior sprinkler systems

## Features

- In the Center of Johns Pass Village with over 100 Bars, shops, restaurants, watersports
- 1 Block from Madeira Beach #9 rated beach in the USA (Trip Advisor)
- Great views of the Harbor
- Perimeter Fencing
- Private under building parking
- Two Rooftop private decks for spectacular 360 degree views
- Heated Pool and heated spa with high efficiency pumps
- Lush tropical landscaping
- Zoning allows for nightly/weekly vacation rentals or can be a primary residence if desired
- 8 slip marina behind the homes where slips will be available for rent on a 1st come basis

## Interior Unit Finishes

- Spacious 9 bedroom - 8 Bathroom floor plans
- 10 foot high ceilings
- 8 foot high nesting sliding glass doors
- Orange peel interior wall texture finishes
- Solid Wood designer 2 panel interior doors
- 5 ¼" baseboard throughout each unit
- Ceramic tile in all wet areas, Bathroom and Showers
- Luxury Vinyl Plank Tile throughout the entire unit
- Pre wiring for cable TV in living room and bedrooms
- Pre wiring for ceiling fans/fixtures in great room, bedrooms and balcony
- Energy Efficient Electric Water heater

- Ultra efficient HVAC (Air conditioning system)
- Hose Bibs on balcony
- Wiring for Electric Vehicle charging station (Charger not included)
- Low voltage wiring for smart home connectivity

### **Kitchens**

- Quartz Stone counter surfaces
- GE Cafe Series appliance package
  - French door refrigerator with bottom freezer
  - Cooking appliances (Cooktop, Oven, Microwave)
  - Dishwasher
- Stainless Steel undermount kitchen sink
- Under cabinet lighting
- Moen kitchen faucets with with integrated sprayer
- Wood cabinets with wooden slow close drawers

### **Bathrooms**

- Comfort height toilets
- Oversized shower with frameless glass enclosure in master
- Moen Faucets
- Quartz Stone counter surfaces
- Tile on Bathroom floor and shower

*The information presented in this document was deemed accurate at the time of printing. The developers, their agents, brokers, and associated companies reserve the right to alter, modify or amend plans, specifications, features and prices without prior notice or obligation.*

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