



HARBOUR  
HOUSE

East Building  
Residence 205



## Private Garden Retreat

All outdoor furniture is included with the unit. Indoor furniture is not included, but is available as an additional option.



Private Garden Retreat  
(not to scale)

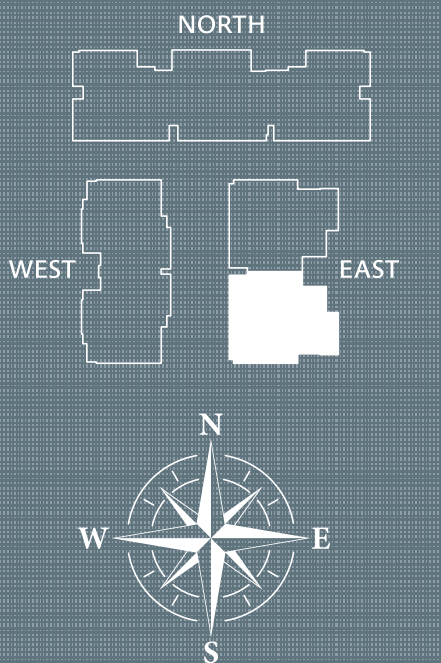


## East Building Residence 205

3 Bedroom | 3.5 Bath | Study



A/C Living Area:	2,750 Sq. Ft.
Lanai:	470 Sq. Ft.
Balcony:	205 Sq. Ft.
Garage:	650 Sq. Ft.
<b>Total:</b>	<b>4,075 Sq. Ft.</b>
Private Garden Retreat:	1,576 Sq. Ft.
<b>Grand Total:</b>	<b>5,651 Sq. Ft.</b>



# Features & Specs



## Building/Community Features

- ♦ Overwater sundeck & lounge area
- ♦ Kayak launch
- ♦ Resort-style pool with glass mosaic tile & LED lighting
- ♦ Private cabanas (6 available)
- ♦ Thirty-eight (38) foot length boat slips (11 available)
- ♦ Individual outdoor garden retreats with pool and/or spa
- ♦ Private garages & elevators
- ♦ Pet-friendly community
- ♦ Masonry block construction with reinforced concrete slabs & vapor barriers
- ♦ Security cameras
- ♦ Professional landscape architecture & lighting
- ♦ Included year-round pool & landscape maintenance
- ♦ LED lighting in private pools/spas
- ♦ Underground water, sewer, telephone & cable lines
- ♦ Interior metal frame walls
- ♦ Level five smooth finish walls throughout
- ♦ High-efficiency, fully zoned central air conditioning & heater with wifi control
- ♦ Pools/spas individually heated with wifi control systems

## Residence Features

- ♦ 8.66" wide engineered Legno Bastone European white oak hardwood flooring
- ♦ Lutron Ra3 lighting controls
- ♦ Custom closet systems
- ♦ Epoxy coating on garage floors
- ♦ Electric hardwired shades included
- ♦ LED recessed lighting throughout
- ♦ Designer decorative lighting fixtures & fans\*
- ♦ Ceiling treatments & crown molding throughout
- ♦ Extensive wood trim package
- ♦ 1.75" x 8' Solid core interior doors
- ♦ Designer tile/marble in all bathrooms
- ♦ Designer plumbing fixtures including but not limited to: Kallista, House of Rohl & MTI
- ♦ Natural stone & quartz countertops
- ♦ Electrolux washer & dryer
- ♦ Natural gas

## Storm Protection

- ♦ Residences start at 16' elevation
- ♦ ES hurricane impact windows & sliders
- ♦ Kohler whole building back-up generators
- ♦ Mechanicals elevated to avoid water damage
- ♦ Shoreward of LiMWA and CCA
- ♦ Water-resistant garages & common areas

## Inviting Kitchens

- ♦ Custom-built cabinetry & designer hardware
- ♦ Natural stone countertops
- ♦ Custom built wood hood with a Best hood insert
- ♦ Wolf & Sub-Zero appliance package
- ♦ Bosch panel-ready dishwasher
- ♦ LED under cabinet lights & outlets
- ♦ Perrin & Rowe faucets
- ♦ Rohl Allia fireclay sink\*
- ♦ Rohl stainless steel sink\*
- ♦ Insinkerator garbage disposal

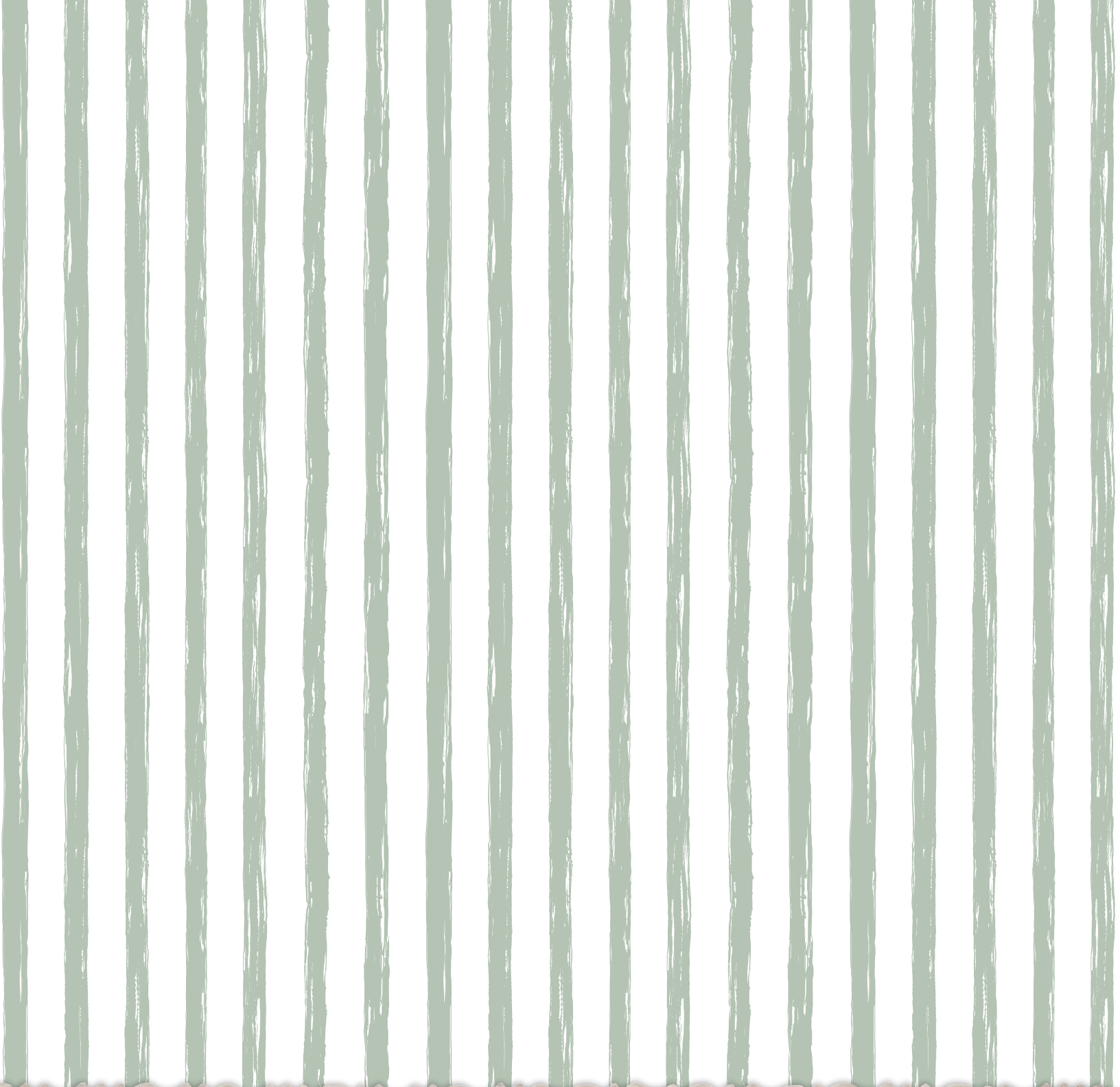
## Wet Bar

- ♦ Sub-Zero 30" designer wine storage with refrigerator drawers/panel ready\*
- ♦ Sub-Zero 24" designer undercounter beverage center/panel ready\*
- ♦ Rohl stainless steel sink\*
- ♦ Rohl Allia fireclay sink\*
- ♦ Perrin & Rowe bar faucet

## Primary Suite

- ♦ Custom vanities with marble tops
- ♦ Marble flooring & shower
- ♦ Kohler freestanding tub with Rohl tub filler
- ♦ Rohl lavatory faucets
- ♦ Kohler shower fixtures including two shower heads & handheld
- ♦ Kohler toilet

\*per plan



# HARBOUR HOUSE

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*Borelli*  
Borelli Construction of Naples

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