



HARBOUR
HOUSE

East Building
Residence 304

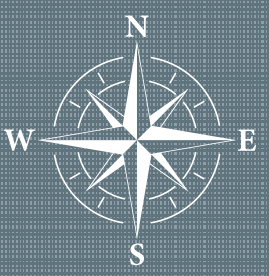
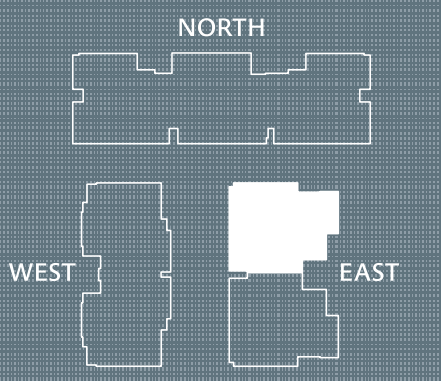


East Building Residence 304

3 Bedroom | 3.5 Bath | Study



A/C Living Area:	2,750 Sq. Ft.
Lanai:	296 Sq. Ft.
Balcony:	203 Sq. Ft.
Garage:	673 Sq. Ft.
Total:	3,922 Sq. Ft.
Private Garden Retreat:	521 Sq. Ft.
Grand Total:	4,443 Sq. Ft.



Private Garden Retreat

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

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

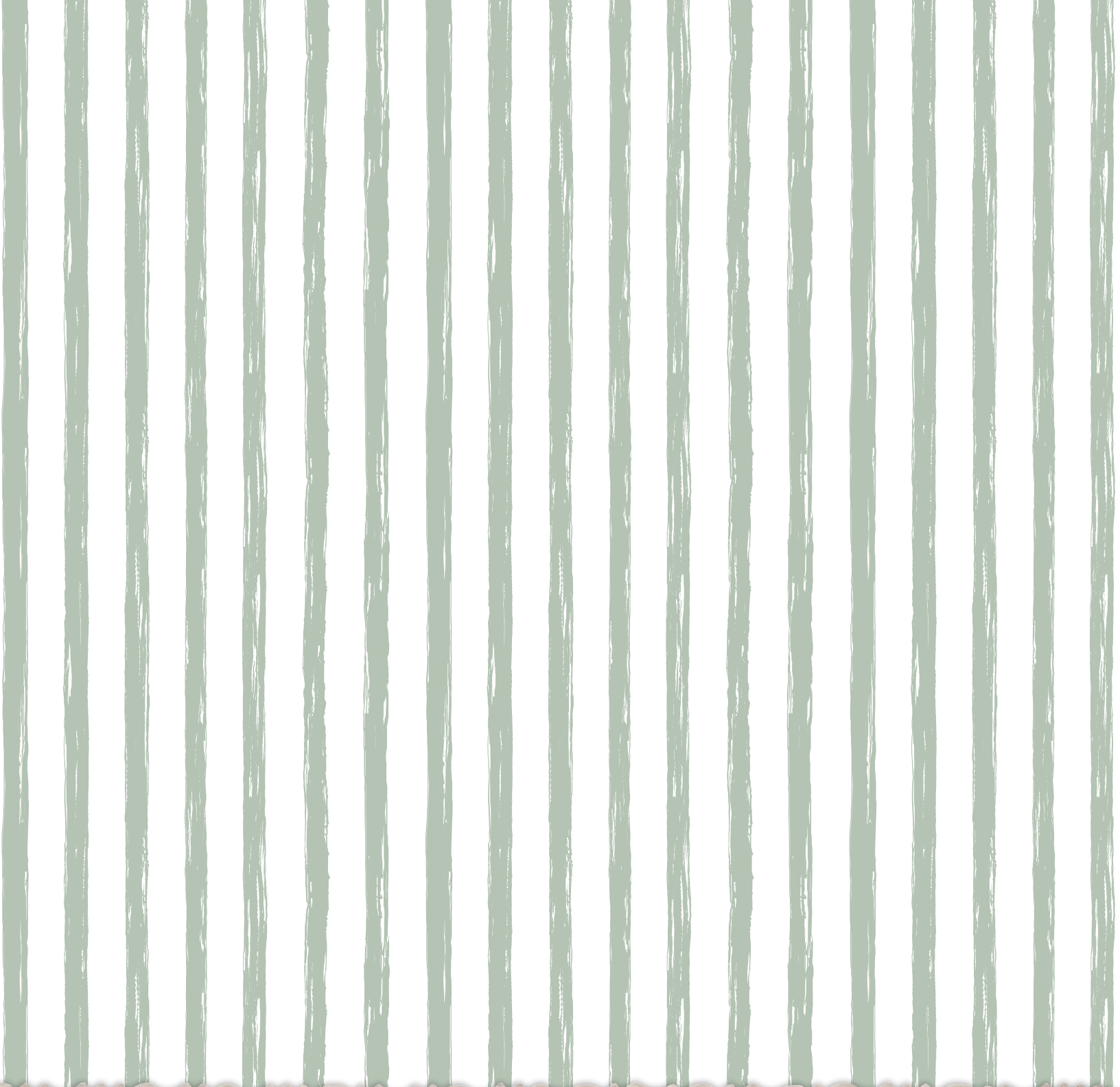
Wet Bar

- ♦ 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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