



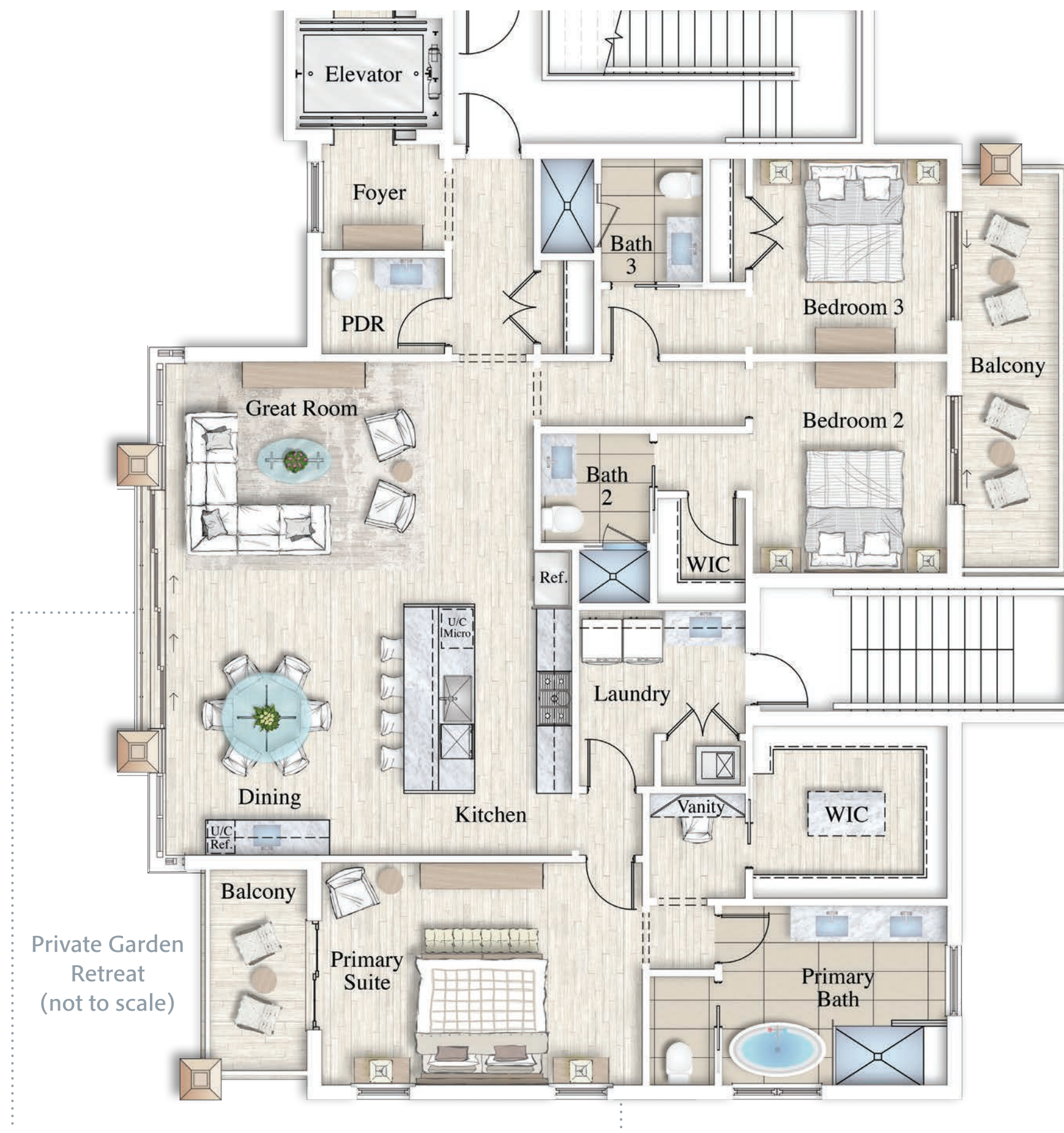
HARBOUR
HOUSE

West Building
Residence 306



Private Garden Retreat

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

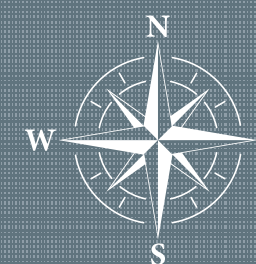
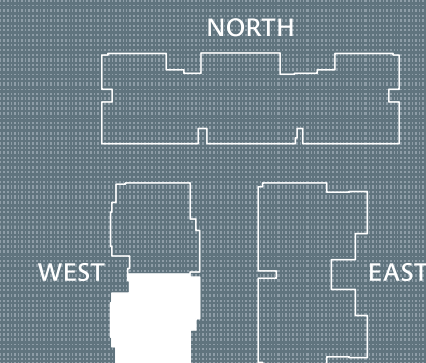


West Building Residence 306

3 Bedroom | 3.5 Bath



A/C Living Area:	2,174 Sq. Ft.
Lanai:	214 Sq. Ft.
Balcony:	219 Sq. Ft.
Garage:	521 Sq. Ft.
Total:	3,128 Sq. Ft.
Private Garden Retreat:	2,179 Sq. Ft.
Grand Total:	5,307 Sq. Ft.



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

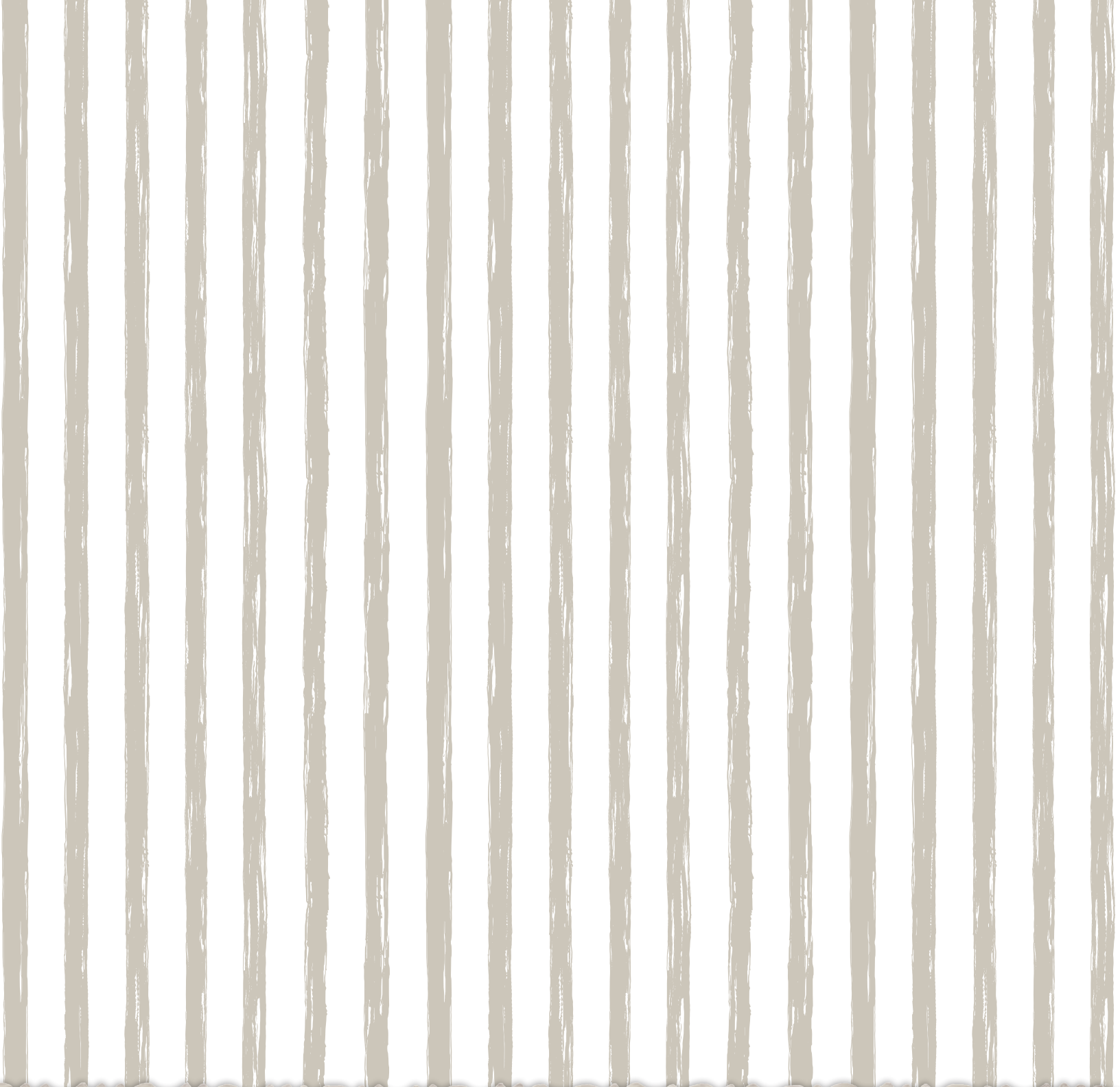
Wet Bar

- ♦ 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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