



Pre Sale House Features & Specs

Ocean Watch at Harbor Pointe

Townhome Types

The Coastal, The Bay, The Anchor

All Featuring 3 Bedrooms, 3 Bathrooms



Exterior

- Large Private 1st Floor Covered Patio
- Large Private 2nd Floor Deck
- 61 Boat Marina with Custom Brazilian Hardwood ipe Docks
- Private Deeded Boat Slip with Water & Electric
- Gated Community with Remote Control Resident Access
- Additional Guest Parking on Site
- HOA manages all common area maintenance including landscaping and sprinkler system



1st Floor

- 9ft high ceilings, 7ft high solid core doors
- Foyer features 7" Wide Plank White Oak Hardwood Floors throughout hall and bedrooms
- Master Bedroom with 1 Ensuite Full Bathroom featuring Double Sink Wall Mounted Vanity, Frameless Glass Shower with Floating Seat, Full Floor and Wall Porcelain Tile
- 2nd Bedroom with 1 Full Ensuite Bathroom with Tub
- Large Private 1st Floor Covered Patio

Interior

2nd Floor

- 9ft high ceilings with Vaulted Living room, 7ft high solid core doors
- 7" Wide Plank White Oak Hardwood Floors throughout Kitchen, Hallways, Living and Dining Rooms.
- 2nd Floor Features Family Room, Kitchen, Breakfast Area, Dining Area, 3rd Bedroom with 1 Full Bath
- All Closets and laundry room include custom built in closet systems
- Large Private 2nd Floor Deck
- White Oak Stair Treads and Railings
- Gas Remote Control Fire Place and with Custom Stone Surround and Mantle
- Custom Millwork and Trim Throughout Stairs and Hallways



Interior Continued

- **House Trim** – All rooms with 4” flat modern window casing, 6” base molding
- **Interior Doors** - Interior doors 7ft high, 1 ¾” thick solid core shaker panel
- **Floors** – Porcelain tiles in the Foyer, Kitchen, Bathrooms, and laundry room. 7” Wide Plank White Oak Hardwood Floors throughout Bedrooms, Living, and Dining Rooms.
- **Lighting** – High Hat lighting in all rooms, light fixtures over island and Dining room, All bedrooms pre-wired for phone cable and internet.
- **Laundry** – LG Washer and Gas Dryer, Laundry room features custom built cabinetry, Porcelain Tiled Floors
- **Garage and Driveway** – Garage with Motor and Remote, and 1 Car Driveway
- **Central Heat & Air Conditioning** – 2 Zones (1st floor & 2nd floor)



OneKey MLS

Kitchen

- Fabuwood Galaxy Frost Allure White Shaker Cabinets (Different Cabinet Door Style Than Pictured Above)
- 5 Seat Peninsula Countertop
- Custom White Quartz Countertops
- Custom Herringbone Tile Backsplash
- 1 GE Stainless Steel 30" Oven/Range
- 1 GE Stainless Steel 30" Wide Fridge/Freezer
- 1 GE Stainless Steel Dishwashers
- 1 GE Microwave with Exhaust Fan to Outside
- 2 Light Fixtures Above Peninsula Countertop
- 1 Stainless Steel Sink



Bathrooms

- Master Bathroom with Double Sink Vanity with Storage, Large Frameless Glass Walk-In shower with Hand Spray, Floating seat Large Mirror, Light fixtures above mirror
- Quartz Countertops on All Vanities
- All Bathroom Showers include Frameless Glass Doors. No Enclosure on tubs
- All Bathrooms include full wall tiling
- Toto Floor Mounted Toilets
- American Standard Chrome Sink Faucet Fixtures
- American Standard Chrome Shower and Tub Fixtures



Bedrooms

- All bedrooms include high hat lighting and pre-wired for cable and internet
- All bedrooms include closets with custom built in closet systems
- The 2 bedrooms on 1st Floor include full ensuite bathrooms
- Master Bedroom features dual His & Hers Closets and Large Private Patio with Sliding Glass Door.



Energy and Electrical

- 2 Zone Gas Furnace – Forced Heat and Air Conditioning
- 200 Amp Electric Service
- Hard wired smoke and carbon monoxide detectors
- Pre-wired for phone, cable and internet
- Lighting with LED high hats
- Gas Powered Hot water storage tank/Wall Mounted Boiler for hot water