

## The Beach House

North Side

MLS# 418509

**CI\$2,675,000**



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COMPLETION JANUARY 2025.... Enter the world of blissful beachfront living. The Beach House is specifically designed to showcase both the best of modern luxurious living and the simplicities of a beach-connected lifestyle. A lavish ground floor master suite adjoins a spacious light-filled Great Room that opens effortlessly to a same-level walk-out pool and sand playground. Guests are ensconced in comfort and privacy in two upstairs suites with its own TV lounge and spectacular balcony sea views. Professional interior design by Kelly & Associates provides the home with a quiet organic sophistication, while embracing the spectacular seafront and ocean views.

The design team is available to assist in completing the home's furniture fitout/kitout from selections to installation, turn-key.

## Property Features

|                                           |                                  |                            |
|-------------------------------------------|----------------------------------|----------------------------|
| Type<br><b>Residential (For Sale)</b>     | Status<br><b>Current</b>         | View<br><b>Beach Front</b> |
| Listing Type<br><b>Single Family Home</b> | Bed<br><b>3</b>                  | Bath<br><b>3.5</b>         |
| Sq Ft<br><b>2463.00</b>                   | Block/Parcel<br><b>45A / 116</b> | Area<br><b>60</b>          |
| Acres<br><b>0.34</b>                      | Year Built<br><b>2025</b>        | Den<br><b>Yes</b>          |

## Building Features

|                           |                                       |                            |                            |
|---------------------------|---------------------------------------|----------------------------|----------------------------|
| Dishwasher<br><b>Yes</b>  | Microwave<br><b>Yes</b>               | Oven<br><b>Electric</b>    | Disposal<br><b>Yes</b>     |
| TV<br><b>Yes</b>          | Air Conditioning<br><b>MULTI-ZONE</b> | Refrigerator<br><b>Yes</b> | Washer/Dryer<br><b>Yes</b> |
| Pool<br><b>Yes</b>        | Occupant<br><b>Owner</b>              | Septic<br><b>Yes</b>       | City Water<br><b>Yes</b>   |
| Dining Area<br><b>Yes</b> | Kitchen<br><b>Yes</b>                 | Living Room<br><b>Yes</b>  | Utility<br><b>Yes</b>      |
| Patio<br><b>Yes</b>       |                                       |                            |                            |

## Additional Features

|                                         |                                          |                                     |                              |
|-----------------------------------------|------------------------------------------|-------------------------------------|------------------------------|
| How Shown<br><b>By Appointment/List</b> | Zoning<br><b>Low Density residential</b> | Approx. Water Frontage<br><b>80</b> | Construction<br><b>Block</b> |
| Class<br><b>Under Construction</b>      | Land Certificate<br><b>Not Issued</b>    | Possession<br><b>At Closing</b>     | Foundation<br><b>Slab</b>    |