

# SEAVIEW

## FEATURES & FINISHES



**AQUARIUS**  
ON THE BACK SHORE  
GLOUCESTER

## Award Winning Exterior

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- Siding:
  - Cedar shingle with solid stain
- Roof:
  - CertainTeed Landmark Premium Shingles
- Windows:
  - Marvin Ultimate "Elevate" casement windows
- Jeldwen French Full View doors
- Three TimberTech decks & railings
- Recessed & designer high-end luxury light fixtures
- Professionally landscaped with abundant plantings, hardscape, irrigation system & lighting
- Exterior shower with privacy enclosure
- Two car garage

## Interior

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- Crown molding throughout
- Benjamin Moore & Sherwin Williams paint
- Recessed & designer high-end luxury light fixtures throughout
- Legrand "Smart Home System" automated home technology
- Decora light switches
- Security system
- Cable TV connections
- Wired for CAT VI internet
- Designer high-end luxury plumbing fixtures
- Designer high-end luxury tile
- Custom designed mirrors
- Frameless custom shower doors
- Central vacuum system
- Woodwork and "Modern Groove" paneling
  - More commonly known as "Shiplap" paneling
  - Consistent with the modern architecture & design of this home

- Flooring: - Hardwood 3" red oak throughout
  - Tile bathrooms, laundry rooms and mudroom
- Fireplaces:
  - Gas: Great Room and Master Bedroom
  - Two story stone surround
  - Surround stone custom selected
  - Installation: custom design
- Designer quartz countertops
- Durasupreme custom cabinetry
- Designer cabinetry hardware
- All closets - custom closet design and shelving
- Magnificent floor to ceiling ocean views
- Second Floor hallway open to and overlooks the Great Room
- Modern interior door hardware
  - Matte black finish
  - Schlage "Latitude" lever handle and "Collins" backplate

## Kitchen - A True Chef's Kitchen

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- Sub-Zero, Wolf, and Cove appliance package
  - 42" French door refrigerator with freezer drawer
  - 36" Apron Front Specialty Kitchen Sink
  - Stainless steel wall oven
  - Stainless steel 6-burner gas range
  - Vent hood
  - Paneled dishwasher
  - Built-In Microwave
- Insinkerator disposal with push button - main sink and island prep sink
- Durasupreme custom cabinetry
- Designer quartz countertops and backsplash
- Under cabinet lighting
- Island
  - With prep sink, faucet and seating

## Bar

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- Durasupreme custom cabinetry/ glass upper cabinets
- Designer quartz countertops and backsplash
- Beverage/Wine fridge
- Under cabinet lighting

## Master Suite Bedroom

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- Private ocean front deck with separate entrance
- Gas fireplace with "Modern Groove" paneling
  - more commonly known as "Shiplap" paneling and stone surround with reclaimed wood mantel

## Master Suite Walk-In Closet

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- Custom closet design and shelving

## Master Suite Bathroom

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- Double vanity with porcelain undermount sinks
- Two Integrity LED lighted mirrors over sinks
- Quartz countertop
- Radiant heated tile floors
- Wall-mounted heated towel warmer
  - Oversized tiled shower with:
    - One Rainhead shower head
    - One Handheld shower head
    - Two shower heads
    - Three body sprays
    - (2) Niches
    - (2) Quartz shower seats
- Frameless glass shower doors

## Laundry

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- First floor:
  - Luxury designer tiled floor
  - Durasupreme custom cabinetry - quartz countertop with undermount sink and faucet
  - Gas and/or electric hookups (washer / dryer not included)
- Second Floor:
  - Tile floor
  - Gas and/or electric hookups (washer / dryer not included)

## Mudroom

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- Luxury designer tiled floor
- Custom designed with closet, shelving and storage solutions to provide ample storage and convenience

## Utilities

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- 200 amp electrical service
- Verizon or Comcast internet
- Three zones of heat and A/C:
  - Natural gas hydro-air system
  - Tankless 80 gallon hot water heater
- City water & sewer with ejector pump