

## MAIN FEATURES

- ▶ Custom built in 2016
- ▶ Coastal contemporary architecture with bespoke designer interior
- ▶ Situated on the coveted south side of a point lot in Country Club Shores
- ▶ Unobstructed east and south views to the Sarasota skyline and the Ringling Bridge
- ▶ Terraces on all sides to give options for owners and guests to seek shade or sun as they please throughout the day
- ▶ Covered decks with built in ceiling heaters and sliders to control airflow

## GENERAL FEATURES

- ▶ Lutron automated system throughout home - shades and lighting
- ▶ Doors In Motion automatic opener system for 10' sliders in dining room and living room
- ▶ Monitored security system
- ▶ 18 x 18" limestone tile throughout main first floor living room and all exterior decks
- ▶ Engineered white oak flooring on second floor
- ▶ Stained cypress soffits
- ▶ Roof tile - Boral Madera 900 Autumnwood mechanically attached concrete tile
- ▶ On demand hot water system (2)
- ▶ Kinetico whole house water softener
- ▶ Windoor 8100 series sliding doors, bronze finish
- ▶ Powder coated exterior trellises and railings with ipe wood handrails

### ARCHITECT

John Potvin

### BUILDER

Murray Homes

### LANDSCAPE ARCHITECT

Michael A. Gilkey

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4,553 Sq Ft Under Air

3 Bedrooms  
+ Den/4th Bedroom

2 Car Garage



BEV MURRAY

## GENERAL FEATURES

- ▶ Kolbe Ultra-Clad windows throughout
- ▶ 3 high efficiency, ultra-quiet Trane ac units with independent zoning
- ▶ In-house dehumidifier
- ▶ Level 5 drywall
- ▶ Under-floor heating in bathrooms and from master bathroom leading to kitchen

## FIRST FLOOR

### ENTRY WAY

- Limestone steps up to American black walnut solid wood front door
- Entry foyer with soaring ceiling
- Black walnut veneer wall paneling

### LIVING ROOM

- 11' 4" ceiling height
- Walnut beams add warmth and structure
- 10' automatic open and close pocketing sliding doors
- Two sets of sliders pocket back to create two vanishing walls out on the deck and pool area
- Two-way natural gas fireplace
- TV above fireplace is on 180' swivel so can be watched from the living room or dining room
- Solid core 8' doors

### DINING ROOM

- Windoor 8100 series 10' slider with Doors In Motion automatic opener system
- Ceiling detail with warm walnut beams
- Automated shades
- Two-way gas fireplace
- Built in cabinetry
- Walnut veneer wall paneling



**BEV MURRAY**



**BERKSHIRE  
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**FIRST FLOOR****KITCHEN**

- "Cristello" quartz countertops
- High top breakfast bar with quartz countertop
- Cut walnut horizontal grain veneer cabinetry
- Black walnut veneer wall paneling
- Warming drawer
- Miele Single oven
- Miele Convection microwave
- Miele Fridge Freezer
- Grohe instant cold and carbonated water system
- Veggie sink with disposal
- Miele induction 5 burner cooktop
- Miele extractor hood
- Double trash pullout
- Dumb waiter servicing second floor

**COVERED TERRACE**

- 350 sf covered porch with travertine tile floors
- Wolf 30" gas grill
- Marble countertops
- Frigidaire fridge, sink
- Under counter storage cabinets
- Exterior deck wifi boosters
- Fully retractable sliding window and door system to allow for airflow and shelter depending on the exterior temperature

**SUN PORCH**

- Open sun deck for al fresco seating or dining
- Steps down to swimming pool tanning shelf and lower sun terrace

**OWNERS SUITE**

- Engineered white oak flooring
- Slider to private balcony directly overlooking the bay
- Automated drapes
- Automated pop-up TV cabinet at foot of bed
- Built headboard and bed wall cabinetry



**FIRST FLOOR****MASTER BATHROOM**

- Floor to ceiling marble tile
- Dual marble surface-mounted sinks
- Wall mounted toilet separated by 3/8" opaque tempered glass
- Built in vanity desk with marble top
- Two shower heads and hand held for shower
- Central dressing bench
- Automated drapes
- Heated flooring and heated towel rails

**MASTER CLOSET**

- Fully fitted walnut closet
- Built in safe
- White oak flooring

**POWDER ROOM**

- Floating vanity
- Wall-mounted toilet

**LAUNDRY ROOM**

- Whirlpool Duet steam washer and dryer
- Laundry closet
- Quartz countertops

**STAIRCASE**

- Bespoke design
- Black walnut steps with glass railings on stand offs
- Walnut handrail
- Step lighting



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## SECOND FLOOR

### THROUGHOUT

- White Oak flooring
- 10' ceilings

### DEN/4TH BEDROOM

- White oak flooring
- Built in cabinetry with integrated Murphy bed
- Decorative ceiling detail
- Walnut pocketing wall system for privacy or for use as a 4th bedroom
- Two sets of 8' sliding doors pull back to open up the walls fully to the outside living space
- Outdoor living space comprises two decks, one covered, one open
- Wet bar
- Dumb waiter
- Refrigerator
- Built in upper cabinets
- Quartz countertop
- Grohe Blue water filter

### SUN TERRACE

- Open east and south facing terrace accessible from the den and 3rd guest suite
- Limestone deck
- Opaque detachable panels fit to upper railings for privacy

### COVERED TERRACE

- Unobstructed views of Sarasota Bay and the downtown Sarasota skyline
- East and south facing covered with limestone flooring
- Fully pocketing 10' Sliding doors on east side of terrace – will protect from or provide breeze depending on the weather conditions
- The north facing windows slide back to allow for air flow in warmer temperatures
- Pecky cypress ceilings
- Two Infratech built ceiling heaters
- Exhaust vent for firepit



**SECOND FLOOR****SUNSET TERRACE**

- West facing terrace with linear high top bar with room for 4-5 stools
- Tanning/lounging area

**GUEST SUITE 2**

- Full bay views
- White oak flooring
- Ensuite bathroom
- Window to sunset terrace

**GUEST BATHROOM 2**

- Porcelain tile
- Marble countertops
- Linen closet
- Cabinets with Blum hardware
- Wall mounted toilet

**GUEST SUITE 3**

- Ensuite bathroom
- Full bay views
- Planning desk
- Built in tv wall and bed wall
- Bay views
- 8' slider to sun terrace

**GUEST BATHROOM 3**

- Wall mounted toilet
- Shower with wall mounted and hand-held sprayer
- Terrazzo style floor tile
- Quartz countertop with surface mounted sink



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**SECOND FLOOR****GUEST BATHROOM 4/SECOND FLOOR POWDER ROOM**

- Shower
- Porcelain tile
- Marble countertops
- Wall mounted toilet

**GARAGE**

- Racks for skulls, kayaks and bikes
- Epoxy floor finish
- New Age metal work bench and cabinets
- Natural gas-powered generator with 400 amp electrical service
- Attic access

**DOCK + SEAWALL**

- 63' Trex Dock situated on a protected canal on south side of property
- 14,000lb boat lift
- 3,000lb No Profile Elevator Lift Platform 12x15' for kayaks, skulls, paddle boards, etc.
- Artificial Reef systems installed under dock to attract fish and sealife
- Water and Electric hookup
- Complete new vinyl seawall and breakwater at entrance to canal installed in 2016
- Outdoor shower near dock, landscaped for privacy

**SWIMMING POOL**

- Mosaic tile
- Salt water system
- Tanning shelf
- Disappearing edge
- Separate sunken heated spa
- Fenced-in pool deck
- Pentair gas pool heater
- Pentair salt generator
- Outdoor shower-off dock, landscaped for privacy

