

SPECIAL FEATURES DOCUMENT

BUILT TO LAST

The home was constructed with resiliency and endurance in mind and boasts the following special features:

- Steel framed structural system with 3 shear wall components.
- Impact-resistant exterior enclosure materials including unique custom-designed “tabby” stone cladding harkening back to indigenous Lowcountry construction typology.
- Hurricane-resistant window / glazing systems compliant with Miami Dade County building code requirements.
- 60 mil membrane roofing system with 20-year warranty.
- Multi-zoned (5 zones), energy efficient HVAC system with electronic filtration.
- State-of-the-art POE Wi-Fi system throughout all 3 structures.
- Customizable Lutron lighting and window blind control system, with museum-quality lighting throughout, that is the backbone of the home’s Smart Technology digital control system.
- House-wide AV system with stereo speakers wired to each room from media room control center.
- Estate-wide digital video-assisted security system, wired to local utilities for centralized monitoring.
- Deep-water dock, pier head and 7,000 pound capacity boat lift.
- Stand alone outdoor kitchen equipped with full capacity refrigerator freezer and stainless steel cabinetry. Designed to accommodate future built-in grill and mechanical exhaust ductwork.
- Adjacent artist’s studio equipped with separate, dedicated mechanical system and slop sink.
- An elevator shaft is in place for future convenience.

