

# 10100 TARPON DRIVE TREASURE ISLAND, FL

## **Design & Construction Details**

### **Exterior:**

- Stucco Finish with Boral Cultured Stone and Trespa Pura Flush Siding from the Netherlands (zero maintenance required)
- CGI Sentinel Aluminum Clad Impact Resistant Windows (Qty. 64 including two sliding doors)
- Commercial 20 Year SBS Modified Bitumen Roof (warranty expires Feb-2042)
- Glass Pivoting Entry Door (6'W x 8'H)

### **Landscaping:**

- Artificial Turf (2,000 sf)
- Irrigation System
- Landscape Lighting & Speakers
- Powder-Coated Aluminum Fencing with 16' Automatic Gate (across front)
- Water Fountain with Ancient Volcanic Rock Formations (approx.. 45 million years old mined in a remote part of Washington State)
- Royal, Spindle, Foxtail and Roebellini Palms Among Other Florida Foliage

### **Boat Dock:**

- Built in 2018 with Poly Decking (zero maintenance) and (2) Large Dock Boxes
- (1) 25k Boat Lift and (1) 6k Lift for Jet Skis or Smaller Boat
- Pilings for Large Boat Docking

### **Pool:**

- Pebble Tech Pool (44 ft Long with 7-9" x 10' Sun Shelf) with Attached 7'x 7' Spa
- Travertine Pavers Surrounding Pool
- (3) Water Bowls Overflow Into Pool with Color Changing Lights
- Pentair Heat Pump with Heat/Cool Functionality

### **Interior:**

- 6783 sf Under Roof, 5233 sf Conditioned Space

- (4) Car Garage
- 3-Story Floating Staircase with 3-3/4" Red Oak Treads/Landings and Powder-Coated Railings (Cost \$200,000)
- 4 Bedrooms + 4.5 Bathrooms (all bedrooms have ensuite bathrooms)
- All Bathrooms have LED Mirrors and Lighted Shower Niches
- White High Gloss Large-Format Floor Tile Throughout
- Wellborn Luxe Series High Gloss Cabinetry Throughout
- 2-Story Great Room with Dropped Ceiling Featuring Italian Luceplan Chandelier
- Granite Countertops in Kitchen with Hidden Electrical Receptacles
- Recessed Ceiling Over 9' Kitchen Island
- Sub-Zero Refrigerator/Freezer, Wolf Gas Cooktop, Double Oven, Warming Drawer & Microwave Drawer, and Cove Dishwasher
- Beverage Center with Marvel Wine Cooler, Beverage Cooler & Icemaker
- Full Butler's Pantry with Thermador Coffee/Espresso Machine
- San Rafael 8 ft Interior Doors Imported from Spain with Concealed Hinges, Magnetic Latches and Silver Aluminum Inlays
- Elevator with Telephone & Emergency Alarm
- 3-Story Foyer with Grand 31-Light Avenue Lighting Alpine Chandelier
- 74" Linear Fireplace with Multiple Color Schemes, T-Stat and Remote Control
- (2) Laundry Rooms with Steam Washers and Dryers
- (2) Tankless Gas Water Heaters and (1) 500 Gallon LP Tank
- Soaking Tubs in Primary Bathroom & VIP Guest Bathroom
- Square One-Piece Kohler Toilets with Dual Flush Buttons
- Hunter Douglas Low-Voltage Window Shades Throughout
- Custom Draperies Throughout
- Music Speakers Throughout
- (12) Security Cameras
- Color Changing Lighting in Walls & Ceilings Throughout
- Video Doorbell
- Control4 Programmable Smart Switches Throughout
- (9) Smart TV's Inside plus (2) Smart TV's on Balcony and Lanai
- Lighting, Sound, Cameras, Alarm, Window Shades, HVAC, Pool are Controllable by App
- Venetian Plaster on Foyer & Kitchen Walls, Kitchen Ceiling, and Primary Bedroom Accent Wall
- Lighted Rods & Toe Kicks in His & Her Closets in Primary Bedroom & VIP Guest Bedroom
- (4) Trane HVAC Systems with Anti-Corrosion Treatment on Outdoor Units and 10-Year Parts & Labor Warranty (expires Apr-2032)