



# KRYSTAL KEY BEACH HOMES:

## Features

### FOUNDATION

- Concrete Pile supported elevated structure
- Hurricane V- Zone rated
- Stainless Connections @ Exterior

### LOWER LEVEL

- Semi-enclosed private Lanai w/ gas hook-up
- Pavers @ driveway & Lanai
- Stainless Connections @ Exterior
- Composite 8' Fencing w/stainless hardware
- Large missile impact- French Entry Doors

### EXTERIOR

- 'Hardi' Weather Barrier covering
- 6" wood stud wall with Simpson Strong Tie Rods
- 1/2" sheathing board
- Painted Hardi-board
- Sherwin Williams exterior 'Superpaint'
- Large missile impact Windows & Doors
- FBC Wind Rating: 160 mph rating - (minimum)
- Heavy Timber treated wood support post
- 26 GA galvanized V-crimp Metal Roof
- Continuous Peel & Stick roof underlayment
- 5/8" roof decking
- Hardiboard soffits
- Trex- Composite T & G Balcony Decking
- Stainless Steel Cable Railing System

### INSULATION

- R-38 Continuous Attic Insulation
- R-19 Continuous Wall Insulation
- R-19 Insulation @ 2nd Level Floor
- Resilient Channels & Sound batts @ Ceilings

### INTERIOR

- 10' Ceilings @ main Living Area
- Smooth 5/8" Drywall Ceilings
- Resilient sound control ceiling channels
- Hard Tile Flooring - throughout
- Solid Core 3/4" - two panel doors
- 42" shaker style cabinet doors
- Quartz kitchen & Bathroom counter tops

### APPLIANCES

- Wolf 5 burner Gas Stove
- Whirlpool Model top loading Washer & Dryer
- Whirlpool under-counter 15" Ice Maker
- Counter Depth 21 cu ft. 3 door Refrig./Freezer
- Bosch 24" Stainless Dishwasher (44 dba)
- Bosch 30" Stainless - Built-in Microwave
- Vent-less Gas Fireplace
- Danby under-counter 24" stainless Wine Cooler

### PLUMBING

- Rheem Tank-less gas water heaters
- Jacuzzi Fixtures Kohler
- Delta Faucets

### ELECTRICAL

- Underground Service
- CAT 7 Cable
- Motion Sensors Sensors & Dimmers

### SPECIAL FEATURES:

- Residential Elevator - Coastal 'Shaker' series
- 18 SEER 2 stage variable Speed HVAC units
- EcoFlow DELTA Pro 7200W Emergency Generator

