



2 3 0 0 4 V E R A N O D R I V E
T E R R A M A R

QUALITY CONSTRUCTION

Spray Foam Insulation
Throughout

1- 1/8" Thick Tongue &
Groove Subfloor for Extra
Strength & Noise

Whole Home Dehumidifier
Built in AC System

Reduction

10' Ceilings

12x12 Pilings w/ Concrete
Grey Beam Under Slab For
Exterior Support

8' Doors

All 2x6 Exterior Walls w/
Stainless Steel Panels
(Beach Side) for Extra
Strength

Preinstalled Speaker Wire
for Exterior Speakers

Storage Under Stairwell
w/ Closet Access

Storm Impact Resistant
Windows & Doors. Storm
Covers Not Required.

Double Wide Driveway

Recessed Lighting Interior
& Exterior

South American Garapa
Hardwood Deck. Known
for 20+ year durability &
no splintering.



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INTERIOR FEATURES

Luxury Vinyl Plank
Flooring Throughout,
Water Resistant

10' Ceilings - 8' Doors

Island Kitchen w/ Quartz
Counters, Custom Built
Double Stacked Cabinetry,
Stainless Thor Appliances,
Microwave Drawer, Wine
Refrigerator, Stunning
Counter to Ceiling Tile
Backsplash w/ Sconce
Lighting, Under Cabinet
Lighting, Deep Porcelain
Sink

All Bathrooms Feature
Premium High End Tile
Floors & Shower
Surrounds

Seamless Glass Shower
Enclosures

6" Baseboards & Custom
Window and Door Casing

Upgraded Lighting &
Hardware Throughout

Two Bedrooms on the 1st
Floor & Two Bedrooms on
the 2nd Floor w/ Office
Nook

The Additional 2nd Floor
Bedroom, Can be
considered a 2nd Primary as
it has a Dedicated Full
Bathroom

Ample Storage Under
Stairwell, Access through
Bedroom Closet

Dedicated Filtered
Drinking Water Faucet

Full Size Stack
Washer/Dryer Closet



EXTERIOR FEATURES & AMENITIES

Massive 1st Floor Covered Deck w/ Amazing Beach Views

2nd Floor Primary Bedroom Deck also w/ Beach Views

Ground Level Outdoor Kitchen w/ Quartz Counters, Sink, & Lion Grill (Retailers for over \$2,000)

Outdoor Shower

Garage Area for Golf Cart Parking & Storage. Also includes a ½ bathroom.

Vin Fenced Yard w/ Access Gates

Outdoor Enclosure for TV w/ Wiring

Beach Access w/ Short Golf Cart Ride! Golf Cart Included

Private Gated Boat Ramp for the Community

Community Swimming Pool

Community Fishing Pier w/ Pavilion

6 SEATER
GOLF CART INCLUDED
CLUB ALUMINUM

FULLY
FURNISHED

EXCLUDING THESE ITEMS BELOW:

TV IN UPSTAIRS BEDROOM
TWO PATIO CHAIRS ON MASTER DECK
OYSTER MIRROR IN UPSTAIRS HALLWAY
INTERNET MODEM
SOUNDBAR IN LIVING ROOM
PORTABLE ICE MAKER
PEARL LONG BOWL ON DINING TABLE
EVERYTHING IN STORAGE ROOM IN BUNK ROOM CLOSET
AND EVERYTHING IN STORAGE CLOSET IN HALLWAY
TWO PLANTER POTS BY GARAGE
GOOGLE SPEAKERS
TV IN GARAGE CABINET CASE

EVERYTHING IN THE GARAGE IS EXCLUDED WITH THE
EXCEPTION OF REFRIGERATOR & TABLE SET