



3515 Hudson Court Features

- **Kitchen:**

- White quartz countertops
- Zephyr Dual Zone Wine Cooler
- Thermador Sapphire Dishwasher
- Thermador microwave drawer
- Thermador 48" 8 burner gas range
- Miele Built-in Smart Coffee system with automatic cleaning and water filling
- Thermador fridge and freezer
- Reverse osmosis at kitchen sink
- Sleek grey Handleless floor to ceiling cabinets and drawers
- Waterfall edge quartz island with breakfast bar and additional storage underneath
- Butler's pantry that can double as a dry bar

- **Downstairs Jr. Primary Suite:**

- Private northwest facing porch
- En-Suite bath with tub/shower combo

- **Primary Bedroom:**

- Private south facing deck
- Sitting area
- Wet bar located outside of the bedroom
- Sauna
- His & Her's closets
- Spacious shower with waterfall shower head
- Water closet

- **All bathrooms are equipped with**
 - Led vanity mirrors
 - Unique designer bathroom faucets
 - 24 x 48 tiled walls to the ceiling
 - Zero entry showers (except for one bathroom)
 - Frameless shower glass
 - Toto toilets
 - Kohler sinks

- **Additional features found throughout the home:**
 - AZEK Decking on every level of the home
 - Electric window shades
 - Whole house generator with warranty
 - Handleless cabinets
 - Kentwood engineered Hardwood Floors
 - Fully floored attic
 - Floating staircase with cascading lighting
 - Whole house water softener
 - 2 Tankless Water heaters with recirculation at kitchen sink
 - PEX Plumbing
 - Solid Core Doors with Kerf door jambs
 - Linear Vent diffusers
 - Flush square LED lighting
 - Cable rails on exterior decks and interior floating staircase
 - HVAC with dehumidifier
 - Impact glass windows and doors
 - Aluminum roof with warranty
 - Elevator – Marchal Stevenson with maintenance agreement
 - Cameras that cover the exterior of the home and garage.
 - There are currently no ceiling fans in the home, but the electrical is there if buyer wants to install.
 - There are warranties on all appliances, HVAC, and roof.

- **Ground floor**

- Outdoor shower
- Pacific pool & hot tub with fountains and fire bowls located on West side of house with inground cleaning, pebble tec surface.
- Pentair pool system
- Ground level enclosed foyer
- Ground level half bathroom – not permitted
- Garage Hardy Board walls inside louvers – not permitted
- Sprinkler system
- Mosquito mister
- 5 Glass garage doors on Northeast and West side of house and two on the front that can be controlled with the “MyQ” smart app.
- EV Charger
- Fully fenced back yard
- New bulkhead installed in 2021
- 2 floating jet ski docks
- Pier and Boat house with launching dock

3515 Hudson Court Additional Purchase Options

- **Adjacent Lot Fenced with Home**

- Can be purchased for an additional \$400,000
- OR can be used for free until it sells as long as it is well maintained and mowed

- **Lot 3, Block 8 with Storage Buildings**

- Can be purchased for an additional \$150,000 with Reserve K

- **Reserve A**

- Can be purchased with the house, however the Reserve A Agreement will have to be honored

- **All PIDS are paid in full!**