

## IMPECABLY RENOVATED 2021-2026

### 4231 POINTE WEST #103

Inspired by scenes from the Amalfi Coast and with help from a professional designer, Seller has created an inviting home with a neutral and light color palate, smart home features, a nautical flair, and materials and furnishing that are both timeless and easy to maintain.

- ❖ Kitchen features white Quartz Countertops, a large Farmhouse Sink, Brushed Gold Hardware, Light blue glass subway tile backsplash, brushed gold hardware, a counter-top push-button switch
- ❖ Primary Bathroom has a new Double-Vanity with Quartz Countertop and Rectangular undermount sinks, new Toilet, Designer Lighting, Mirrors, Brushed Gold Faucets and Hardware, Designer Painted Striped Walls, and a Barn-Door
- ❖ Hall Bath features a new Vanity and Countertop and rectangular sink, Nautical Lighting, Designer Mirror, Chrome Hardware, and new Toilet.
- ❖ Luxury Vinyl Plank Flooring Installed Throughout
  - White Aspen Cali Luxury Vinyl is 100% Waterproof and easy to Clean, and has a Recycled Cork Underlayment for quieter, more comfortable Rooms
  - LVP was installed throughout the entire condo, including kitchen & baths which were previously tiled, yielding a more spacious and luxurious feel
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- ❖ Complete Interior Repaint – Cabinet Doors, Baseboards and Trim, Walls, Ceilings and Closets
- ❖ Lighting, Hunter Ceiling Fans, and new Electrical Switches, some which are App Controlled
- ❖ 15 SEER Carrier 3 Ton HVAC System w 10 yr parts & 5 yr Labor Warranty Installed March 2023 (\$14,000)
- ❖ All New Designer Furnishings and Accessories, still in like-new condition, all of which stay with the unit, including New Fireplace, Pollywood Gliders, Primary Black Out Curtains, Living Room Sectional, and Living Room Rug 2022 – 2025
- ❖ Many new Building Features:
  - New Electrical Meter at Garage Level 2021
  - Exterior Painted June 2022
  - Enclosed Storage Cage for Beach Toys 2022
  - New Elevator 2025
  - New Balcony Paint 2025 - HOA painted Elevator Landing, Seller had Beach Facing Balcony professionally painted