

3 E. 86th Street Highlights

LOCATION:

- Ocean block home in sought after Harvey Cedars, located on the last street before entering Loveladies
- Walking distance to restaurants and bars, ice cream parlours, markets, and more!
- Ocean block with a short walk to the beach!
- Oversized lot (60x100)
- Ocean and bay views

EXTERIOR:

- SIDING – Industry leading high-quality James Hardie fiber cement siding manufactured specifically for our North-East climate. James Hardie siding is 5x's thicker than vinyl, noncombustible, and more durable to resist warping, sagging, and melting. James Hardie ColorPlus technology has a greater resistance to fading, chipping, and cracking, meaning less maintenance for you! Installed by James Hardie certified installers, your siding comes with a 30-year limited warranty!
<https://www.jameshardie.com/why-hardie/lifetime-value>
- ROOFING – GAF High Performance HD Timberline Roofing shingles, designed to reduce the use of natural resources while providing excellent protection for your home. These roofing shingles are warranted to withstand hurricane winds with the highest roofing fire rating and come with a transferable limited lifetime warranty.
Standing seam metal roof for unique exterior design and increased curb appeal
- WINDOWS AND DOORS – Time-tested Andersen 400 series windows and sliding doors with double pane Low-E4 glass for outstanding thermal performance (up to 56% more energy efficient than ordinary dual-pane glass). This layout boasts an oversized 10' sliding door to maximize natural light in your new beach house.
ThermaTru Fiberglass Entry doors for minimal maintenance and exceptional performance in our high moisture environment. Avoid the risk of rotting, warping, peeling, and bubbling with all exterior doors constructed for fiberglass. These doors also bring 4x's the insulating R-value than wood doors and are backed by the industry's most comprehensive warranty.
- GARAGE DOORS – CloPay Gallery Collection overhead garage doors with 3-layer construction including a 1-3/8" intellicore polyurethane insulation.
- OUTDOOR SPACE – Outdoor kitchen and bar area with built-in gas grill on rear paver patio. Front paver driveway and walkway to accommodate both garage doors and front entry. Landscaping package includes plantings and irrigation.

INTERIOR/FLOOR PLAN:

- LIVING SPACE – 2,721 living square feet (2,871sf if you include ground level finished foyer)
- DECK SPACE – 1,053 deck square footage, includes roof deck, 325sf of covered decks and 725 uncovered decks

- FLOOR PLAN – Custom designed, reversed living open concept floor plan including open ended stairs and railings throughout.
 - Top floor includes large master suite with private balcony, 2 walk in closets, large double vanity, oversized custom tile indoor shower, private outdoor shower access from master bathroom. Large walk-in pantry, beautiful custom chef's kitchen with built in window seat and wine bar.
 - Vaulted ceilings throughout living room, dining room, kitchen, and master bedroom.
 - Middle floor includes one Junior Master Suite with private access to front deck and private bathroom, three additional bedrooms with a shared tub bath including double sinks. Second living area with a built-in dry bar and beverage center.
- CABINETRY – Custom American made cabinetry by Wellborn in kitchen and all bathrooms. Kitchen countertops to be quartz and bathroom countertops to be full thickness granite.
- RESIDENTIAL ELEVATOR – Three stop hydraulic residential elevator
- FLOOR COVERINGS – ¾" thick Red Oak Select floor coverings throughout all main living areas and bedrooms. Tile to be selected and installed in all bathrooms, laundry room, and entry foyers.
- TILE SHOWERS – All showers to be custom tile with glass shower doors designed by our certified interior designer for neutral beach house living
- INTERIOR TRIM, DOORS AND CUSTOM CARPENTRY –
 - Upgraded trim package to include 5¼" base molding with 3½" shaker style casing around doors and windows. All doors and windows to include a custom pediment top and crown molding detail
 - Solid core doors on all bedrooms and bathrooms
 - Custom carpentry:
 - Shaker style mantle and fireplace surround with shiplap accents
 - Shelves for décor and unique design near living room and kitchen
 - Bookshelf in first floor Den for overflow storage, games, décor, etc.
 - Board and batten style coat hooks at front entry
 - Other custom shiplap and v-groove accents throughout

MECHANICALS/APPLIANCES:

- Two zone HVAC system by Carrier
- Hardwired alarm system with central monitoring capability
- Tankless hot water heater for continuous hot water
- Upgraded plumbing fixture package by industry leading manufacturers with comfort height toilets and widespread faucets
- Professional grade stainless steel appliance package
- Napoleon 36" natural gas direct vent fireplace with thermostatic control
- LED recessed lighting throughout with ceiling fans living room, den, and all bedrooms