



## *SUNKISSED SAND*

**427 E. Nashville Avenue**

**Wildwood Crest, NJ**

**\$1,895,000**

*Includes \$150,629 in Furniture and Upgrades*



## **General Specifications:**

### **Size:**

- 3,173 square foot of living space
- 1,369 square foot of decks
- 4 Bedrooms
- 3 full bathrooms and 2 half bathrooms
- 4<sup>th</sup> floor belvedere sitting room (or 5<sup>th</sup> bedroom)
- 1<sup>st</sup> floor den
- 2<sup>nd</sup> floor living room, dining room and kitchen
- 4 stories
- 9' ceilings at 1<sup>st</sup> and 3<sup>rd</sup> floors
- 10' ceilings at 2<sup>nd</sup> floor
- 9' plus cathedral ceiling at 4<sup>th</sup> floor
- Condo fees: \$783/Month

### **Common Amenities**

- Large pool
- Large Jacuzzi spa
- Children pool with water features
- Barbeque area
- Game room
- Exercise room
- Meeting room
- Library room

### **Features**

- Fully furnished and decorated by interior designer
- Hardwood floors at den, hallways, dining room, living room and kitchen
- Andersen 400 series windows and exterior doors with simulated divided lite mullions
- Simpson custom 1-3/4" thick x 8' high interior doors
- Brushed nickel door hardware
- Fully sprinklered fire protection
- 4" wide by 1" thick window and door casings
- 8" monumental head detail at doors and windows
- 8" high by 1" thick baseboard
- HB&G exterior railing system
- Viking appliances at kitchen and belvedere
- Maytag Neptune washer and dryer
- Granite kitchen counters
- Corian bathroom counters
- Custom designed cabinets with all accessory features
- Custom color paint throughout
- Kohler plumbing fixtures

- Storage room
- Smarthouse panel with integrated wiring, intercom, and pre-wired future applications
- 2 tankless water heaters
- Three zone HVAC system
- Viking grill and direct gas connection
- Custom closet organizers
- Elevator
- Hi-hat recessed lighting – interior and exterior
- Undercounter lighting at kitchen
- Fans at bedrooms, den, belvedere, living room and dining room
- Hardwood stair treads
- Gas fireplace and custom surround
- Ceramic custom backsplash at kitchen
- Frameless glass shower doors
- Ceramic tile bathrooms
- Matching Kohler toilet accessories
- Outside shower and enclosure
- Hose bibs at each deck
- Cement fiberboard painted siding and trims
- Decks on all 4 floors

### Upgrades

- Fully furnished and decorated by interior designer
- Upgrade entire house to custom color paint selected by interior designer
- Upgrade kitchen design and layout – doubled in size
- Upgrade to add glass at wall cabinets in kitchen
- Upgrade to kitchen cabinet drawers to be matching design
- Upgrade 1<sup>st</sup> floor bathroom linen cabinet to have glass at top panel
- Upgrade to add paintable wood mirror surround at 1<sup>st</sup> floor bathroom
- Upgrade cabinet finish to color tone with a glaze at junior master bathroom
- Upgrade to add matching cabinet mirror surround at junior master bathroom
- Upgrade cabinet door style to “Milan” at master bathroom
- Upgrade cabinet finish to color tone with a glaze at master bathroom
- Upgrade master bathroom cabinet drawers to matching
- Upgrade to add matching cabinet mirror surround at master bathroom
- Upgrade to add glass at wall cabinets of 4<sup>th</sup> floor belvedere wet bar cabinets
- Upgrade to matching cabinet drawers at belvedere wet bar cabinets
- Upgrade 4<sup>th</sup> floor belvedere cabinet finish to color tone
- Upgrade junior master bathroom countertops to level II corian
- Upgrade master bathroom countertops to level II corian
- Upgrade master bathroom shower seat and threshold to level II corian
- Upgrade 1<sup>st</sup> floor bathroom ceramic tile
- Upgrade to beveled edge on laundry room countertop
- Upgrade to ceramic tile wainscot at master bathroom

- Upgrade hardwood flooring to maple
- Upgrade stair treads to maple
- Upgrade stair rails to maple
- Upgrade master bathroom plumbing fixtures to brushed chrome
- Upgrade to add 4<sup>th</sup> floor belvedere powder room
- Upgrade kitchen faucet to “Kohler Vinnatta”
- Upgrade kitchen faucet finish to brushed chrome
- Upgrade kitchen sink to stainless steel undermount
- Upgrade lighting fixtures
- Upgrade kitchen backsplash and stove plaque
- Upgrade smarthouse to include pre-wiring for speaker and sound system technology
- Upgrade toilet accessories at master bathroom to brush chrome



**North Elevation at Pool**