

6524 S Atlantic Avenue, New Smyrna Beach, FL 32169

2021 Custom Built Dave Brewer Home - Feature Sheet

Throughout

- Elevator
- Custom window treatments
- All doors and windows are hurricane rated
- Metal roof
- Wood-look ceramic tile throughout
- Quartz countertops in kitchen, bathrooms and bar areas
- Sound system, including outdoors
- All cabinets are custom made and soft close
- Floating cabinets in the bathrooms
- Designer fans
- Designer lighting fixtures
- Stairs and banisters are solid wood
- Solid wood oversized doors
- Oversized baseboards and windowsills
- All toilets are “comfort height” and high efficiency
- 2 tankless natural gas water heaters

Exterior

- Large paved seating area ocean-side for entertaining
- Paved driveway
- Professional landscaping by Frank Garcia
- Solar-powered privacy gate and fully fenced yard
- Rights to private beach access (crossover not built)
- Non-drive beach
- Peaceful backyard
- Outdoor shower in the backyard

First Floor

- Shiplap wall in media room
- Upgraded tile backsplash on wet bar
- Textured garage floor
- Peg board in garage
- Pre-wired for electric car charging station
- Barn door to first floor bedroom
- Storage understairs
- Glass exterior doors have internal blinds

Second Floor

- Laundry room on the floor with bedrooms

- Bedroom 2 overlooks the ocean and has balcony access
- Large second floor balcony
- Walk-in closets in all second floor bedrooms
- Luxury carpet in bedroom 3

Primary Suite

- Sliding doors open to the ocean-front balcony
- Luxury carpet
- California custom closet
- Coffee station with beverage refrigerator
- Lighted mirrors with color warmth adjusters
- Separate toilet stall
- Large linen closet
- Primary shower with linear drain, upgraded shower head and mosaic inlays

Third Floor

- Powder bath with shiplap, designer tile floor, vessel sink with wall mounted faucet
- Electric fireplace with tile framing
- Custom built-ins around fireplace
- 72" fan
- Electric shades over sliding glass doors
- All ocean-facing doors and windows are hurricane rated
- Full tiled balcony
- Barn door to third floor office/den

Kitchen

- California closet designed pantry
- Large quartz island with hidden storage – seats 8
- Under counter ice maker
- Farmhouse stainless steel oversized sink
- Touchless faucet
- Pull-out towel rack
- Samsung smart double oven
- Five Star 6 burner gas top stove with griddle
- Zephyr range hood
- Pull-out spice rack
- Pull-out utility drawers surrounding stove
- Hidden shelves for appliances