



SEAGLASS  
COVE

INTERIOR DESIGN SPECS

## APPLIANCES

Kitchen	KitchenAid 36" French-Door Refrigerator KitchenAid 36" Gas Cooktop KitchenAid 30" Convection Oven KitchenAid 30" Wall Microwave KitchenAid Dishwasher
---------	---

Wine Bar	KitchenAid 24" Wine Cooler
Laundry	Samsung Stackable Washer/Dryer

## CABINETS

Kitchen	Shaker Style Cabinetry with Undercabinet LED Lighting & Designer Hardware at Lower Cabinets
Bath Vanities Base	Shaker Style Cabinetry
Kitchen Counter Tops	Quartz Countertops with Full Height Backsplash
Kitchen Island Top	Quartz Countertops
Bathroom Counter Tops	Quartz Countertops

## CEILING HEIGHTS

1st Floor Cabana	9'
Great Room	10'/10'8"
Kitchen	10'
Master Bedroom	10'/10'8"
Throughout	10'

## DOORS/WINDOWS

Interior Doors	Shaker Style, 8' Solid Core Doors
Exterior Doors	ES 8' Impact Resistant
Sliders	ES 8' Impact Resistant, Pocketed Opening
Windows	ES Impact Resistant

## MILLWORK

Baseboards	6" - Flat Profile
Ceilings - Great Room	"V" Notch, T&G
Ceilings - Dining	"V" Notch
Ceilings - Cabana	"V" Notch, T&G
Door/Window Casing	3"- Flat Profile

## PAINT/WALLS

Walls/Ceiling	Level 5 Smooth Finish
---------------	-----------------------

## OUTDOOR

Railings	White Aluminum with Horizontal Cable System
Outdoor Shower	Shower in Cabana Area
Fire Pit	Fire Pit Areas in Select Unit Locations
Roof	Galvalume Metal Roofing

## PLUMBING/FIXTURES

Fixtures	Kohler
Sinks	Kohler
Toilets	Kohler
Tub	Kohler
Disposal	InSinkErator Disposal

## FLOORING

Main	Designer LVP Flooring & Engineered Hardwood Upgrades
Bathrooms	Porcelain Tile
Showers	Designer Mosaic Flooring
Stairs	Matching Treads
Terraces 2nd/3rd Level	Luxury Composite Decking
Cabana - 1st Level	Coral Pavers

## OTHER

Closets	Designer Laminate
Garage	2 Car Garage
Smart Home	Wifi Enabled Thermostats & Entry System
Heating/Cooling	Trane 14 SEER HVAC System
Water Heater	Rinnai Tankless Water Heater
Construction	Concrete Block Construction - 180mph Wind Load Design
Lighting	Energy Efficient LED Lighting Throughout

## UPGRADES (OPTIONAL)

Cabinet Upgrade Package - Modern Flat Cabinets in Kitchen, Bar and Bathrooms

Summer Kitchen Upgrade Package - Outdoor Kitchen includes Sink, Beverage Center, Grill, Cabinets

Master Bathroom Upgrade - 3 Walls Cladded in Porcelain Tiles

Fixtures & Hardware Upgrade Package - Brass throughout, including kitchen, bathrooms, and interior doors

Spiral Staircase Upgrade - From 2nd Level Terrace to Cabana

Elevator Upgrade - 3 Levels

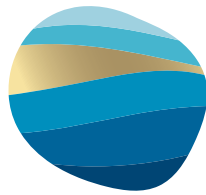
Flooring Upgrade Package - Engineered Hardwood

Floor Plan Upgrade - Five Bedrooms

Millwork Upgrade Package - Millwork Upgrade Comes with All Rooms Below

- Living Room - Wall with Wood Trim; Wood Cladding on Beams
- Master Bedroom - Wall with Wood Trim; Wood Cladding on Beams, T&G Ceiling
- Kitchen & Dining - T&G Ceiling

*\*Ask the Sales Team for additional details and materials on upgrades*



# SEAGLASS COVE

NEW HOMES. TIMELESS ENCHANTMENT.

*Only 14 Residences in a Private Gated Enclave in Marathon*

Property Address | 59720 Overseas Highway | Grassy Key, Florida 33050  
Sales Gallery Address | 27217 Overseas Highway | Ramrod Key, Florida 33042  
[SeaGlassCoveFL.com](http://SeaGlassCoveFL.com) | 305.872.5000



Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Prices shown do not include closing cost and fees, which may substantially affect final cost of the residence. This material shall not constitute a valid offer in any state where prior registration is required or if void by law.