

*corcoran*



3621  
SOUTH OCEAN

*UNRIVALED*  
FEATURES  
& AMENITIES

MODERN, CHIC OCEANFRONT VILLAS

# *EXTERIOR* FEATURES

- Video Gated entry call box integrated with Control 4 automated system
- Video doorbell
- Modern Architectural Paver driveway
- 2 Car garage with white opaque impact resistant glass panel doors
- Decorative exterior lighting
- Oceanside Balconies with Impact Glass railings
- Private rooftop terrace with supply for gas grill
- Private 6' x 12' plunge pool with automated equipment & sheet flow feature
- SIW Custom Impact resistant windows and doors
- SIW Custom entry door with impact resistant glass
- Tropical landscaping with automated irrigation
- Two Beach Access Dune walkovers

# *INTERIOR* FEATURES

- Irpinia modern fine cabinetry
- Waterworks fixtures, sinks, and tubs
- Toto toilets
- Private 5 floor elevator traveling from first floor to roof deck
- Decorative staircase with custom hand rail
- Carrier high SEER & efficiency HVAC system with WiFi control
- Commercial grade high volume gas water heater
- Dorr Houzzer solid core contemporary doors throughout
- Formani contemporary door hardware with stainless finish
- Icynene roof insulation
- VR Plus Shield exterior wall insulation
- Sound insulated interior walls
- Sound insulation each side of party walls
- Digital security system with smartphone app
- Wireless internet on all floors
- Prewired for Crestron controlled smart home system (iPad on 2 floors)
- Integrated prewired for sound system
- Integrated prewired for window shades
- Lutron controlled recessed LED lighting in main living areas
- CycloVac Central Vacuum System with hidden hoses

## *FIRST* LEVEL

THEATRE, LAUNDRY, LOBBY, WINE ROOM,  
6TH BATH, METER ROOM, GARAGE

- 8.75 ft. Tray Ceilings with cove lighting
- Multi-purpose room with expandable Control 4 automation system
- Laundry room with high efficiency Washer & Dryer
- Laundry room with modern fine cabinetry and built-in sink
- Full Bathroom with modern cabinetry, fixtures & glass enclosure
- Climate controlled, glass walled Wine room

## *SECOND* LEVEL

MAIN ENTRY, FOYER, FAMILY, DINING,  
LIVING, KITCHEN, POWDER BATH

- 10.75 ft. Tray Ceilings with cove lighting
- 9 ½ ft. Custom Sliding glass doors on Oceanside
- Living room with Two Story ceiling & windows
- Open living space with Beach Access Patio
- Waterfall kitchen island countertop
- Modern Designer kitchen
- 36" Miele built in Refrigerator & 18" Freezer
- 48" Miele range & griddle with convection/microwave speed ovens
- Concealed Range Hood fan
- 24" Miele Built-in coffee maker
- 24" Miele Built-in Dual dishwashers
- Waterworks pot filler faucet at stove
- Powder bath with Waterworks fixtures & fine cabinetry

## *THIRD* LEVEL

HALL, MASTER SUITE, OFFICE, 2ND BATH,  
EAST AND WEST BALCONIES

- 9.75 ft. Tray ceilings with cove lighting
- Oceanside Balconies with Impact Glass railings
- Private Balconies with Porcelain flooring
- *Waterworks* .25 Freestanding oval soaking tub in Master Bath
- *Waterworks* Thermostatic Steam shower with ceiling rain shower head & handheld
- *Waterworks* faucets with fine cabinetry
- Toto Neorest water closet
- Office with full bath & walk in closet

## *FOURTH* LEVEL

SUITE #3, SUITE #4, SUITE #5, LOFT-WET BAR,  
EAST AND WEST BALCONIES

- 9.15 ft. tray ceilings with cove lighting
- Oceanside Balconies with Impact Glass railings
- Balconies with Porcelain flooring
- Three Guest Suite bedrooms with full baths & walk in closets
- Loft with Wet Bar including under counter Sub Zero fridge

## *ROOF* LEVEL

- Rooftop entertainment area with porcelain flooring
- Natural gas supply for future grill
- Oceanside to Intracoastal open air views with Impact Glass railings





