

# ARINTON HOUSE

## FAMILY RESIDENCE FOR SALE



MAIN LIVING



### ABOUT THE PROPERTY

Sqft : 3,732 Heated  
Sqft: 4,814 Under Roof

### PROPERTY DETAIL



4 BEDROOMS



3.5 BATHROOMS



2 CARS GARAGE

KITCHEN



KITCHEN



### BUILDER WARRANTY

1-YEAR HOMEBUYER LIMITED WARRANTY (TRANSFERABLE UPON SALE OF YOUR HOME DURING 1ST-YEAR)  
ENGINEERED TRUSS SYSTEM  
250 AMP ELECTRICAL SERVICE \*STANDARD PER PLAN\*  
SENTRICON® TERMITE PREVENTION  
LOW VOC PAINT / WHITE ON WHITE  
10-YEAR STRUCTURAL WARRANTY

GET IN TOUCH

+1-754-217-9348  
Jessluxurygroup@gmail.com



**COASTAL POINTE**

Floors : LVP Trough the House  
 Walls : Drywall "Level 4"  
 Painting "White in White"  
 Doors: "Hallow Coeur" Doors all trough the house  
 Windows : Standard Vinyl per plan / Hurricane Shutters per Windows  
 Stairs : LVP / Cable Railing. TBC  
 Upgrade: Solid Coeur doors, glass hand rails.

LIVING ROOM :  
 DEN  
 Upgrade: Fire Place

KITCHEN :  
 Walking in Pantry (Standard Wire Shelving)  
 Gourmet Kitchen: 2 oven, cook top, vent hood, fridge, dishwasher  
 Island / Bar : (Standard) 18 Inches  
 Outlets : Follow Code  
 Cabinets: "White Shaker" Soft Close  
 Back Splash : 4 Inches  
 Countertops : Quartz  
 Moen Faucets : Brush Nickle "Genta" Series  
 Lighting : LED Spots (No Pending lights on Bar)  
 Upgrade: - Waterfall \$6,500 Starts depending Top Material and design  
 - Changing Cabinetry Design

DINNING ROOM :  
 Prewire / No Lamp

LAUNDRY ROOM :  
 1 Wall with Lower & Upper Cabinets.  
 No Sink  
 No Washer & Dryer  
 Upgrade: washer and dryer price depends on brand

LANAI :  
 31x10'  
 Floor : Concrete Finishes  
 2 Fans / 3 Lights

OUTDOOR KITCHEN :  
 1 Sink / Grill / Fridge (right side)  
 Basic Granite

PRIMARY BEDROOM



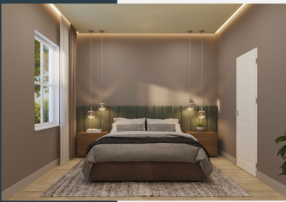
PRIMARY BATHROOM



POWDER ROOM



BEDROOM



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# REAR VIEW



**COASTAL POINTE**

**BEDROOM 1:**

Large WIC with wire shelving

**BATHROOM 1:**

Tub Free Standing / Walking shower (1 Wall Rain) + 2 Sinks + Vanity Cabinets  
Drawers in middle  
Frameless mirror with lights on the top

**BEDROOM 2 :**

Large WIC with wire shelving

**BATHROOM 2:**

Private Walking shower (1 Wall Rain) no tub + 1 Sink + Vanity  
Frameless mirror with lights on the top

**POWDER BATHROOM :**

1 Sink + Vanity  
Frameless mirror with lights on the top

**2nd Floor**

**BEDROOM 3 :**

Walk-in Closet

**BEDROOM 4 :**

Standard Closet

**BATHROOM 3:**

Share Bathroom, 2 sinks, walking shower/ no tub

**GAME ROOM :**

With wet bar area  
1 Sink, fridge, cabinetry

**OUTSIDE :**

Exterior Walls : Stucco exterior finishes / Required HOA  
Roof : Shingle / Required HOA  
Lights : LED Lights 2 (Front door & Garage) / 3 (Porch)  
Landscaping : Irrigation front/ side regarding HOA (TBD Requirement)  
Drive Way : Concrete

Upgrade: Pool, Fencing, Screen

KITCHEN



BEDROOM



MAIN LIVING



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