

OVERVIEW & SPECIAL FEATURES

Address: 665 Leucadendra Dr *Under air sq ft: 7,698 *Lot Size: 43,135 sq ft
5 bedrooms | 7 full bathrooms, 1 half bathroom

OVERVIEW

- Waterfront property designed by Architect Barry Sugarman
- Corner lot with 438 ft of waterfrontage
- 5 Bedrooms
- 7.5 Bathrooms: 7 full + 1 Half
- Living Sq Ft: 7,698
- Lot Size: 43,135
- Gables Estates private gated community:
 - Located off scenic Old Cutler Rd
 - 192 waterfront homes

OUTDOORS

- Water frontage corner-lot property
 - No fixed bridges, direct ocean access
 - Private dock with 2 boat lifts that hold 1 boat
 - Approximately 400 ft of waterfrontage (on both sides of the lot)
- Lush tropical landscape, mature trees, tall palm trees and manicured grounds
- Marble and ceramic flooring
- Covered terraces with ceiling fans and sitting areas
- Full cabana bath
- Covered outdoor gazebo with seating for alfresco dining and BBQ:
- 3-car parking garage
- 2-car carport
- Water cistern for rainwater that feeds the sprinkler
- Generator ready -hook-up and wired
- Flat tile roof

INTERIORS

- Custom architectural details which include built-ins, wood panelling, recesses, niches for art display, etc
- High impact panoramic windows and French doors
- Soaring ceilings – Wood panelled vaulted ceilings – Tray ceilings – Coffered ceilings
- Double panel solid wood main door
- Foyer entry
- Elevator
- Marble staircase with wood railing
- Large stone decorative wall with dual sided fireplace serving both the formal living room and the family room
- Marble floors in social areas and outside terraces
- Wood floors in bedrooms
- Formal dining room
- Office (included in the bedroom count)
- Staff quarters
- 4 AC systems
- Home Entertainment Audio System
- Alarm
- Recessed lighting throughout. Art lighting to enhance and display artwork.
- Laundry Room
 - Whirlpool dryer
 - Cabrio washer
 - Tub and sink
 - Cabinetry
 - LG fridge/freezer

KITCHEN

- Custom built open concept kitchen integrated with family room. Breakfast area, backyard and canal views. Eat-in counter and serving counter with sink
- Large cooking island with marble countertop and storage cabinetry
- Coffered ceilings with indirect and recessed lighting
- Sink and icemaker water filter system
- Top of the line appliances:
 - Zline dishwasher
 - Sub Zero double panel fridge/freezer
 - Kitchen Aid (Schott Ceran) electric cook top
 - 2 Thermador wall ovens

PRINCIPAL BEDROOM AND BATHROOM

- Spacious main suite with sitting area
- French doors lead to covered terrace overlooking the canal
- Vaulted ceiling with wood panelling
- Large walk-in closet with custom built-ins
- Two separate Principal bathrooms
 - Separate vanities with marble countertop and custom wood cabinets
 - Make-up vanity in one of the bathrooms
 - One bath with steam shower, walk-in closet with built-ins, bidet/toilet area
 - Second bath with bathtub/whirlpool, shower, washroom with toilet/bidet
 - Marble floors and backsplashes

EXCLUDED ITEMS

- All artwork and furniture (Negotiable)
- TV's
- Tennis Club Tennis Club stock membership sold separately

