

OVERVIEW & SPECIAL FEATURES

Address: 315 Santander Ave Unit 317 & 315 (same floor plan with variations in light fixtures and finishes)

*Under air sq ft: 2,560

3 bedrooms | 3 full bathrooms, 1 half bathroom --

OVERVIEW

- 2-story luxury Townhouse in Villa Blanc
- Located in the heart of Coral Gables surrounded by the best retail and restaurants. Walking distance to The Plaza, Miracle Mile, and Giralda.

OUTDOORS

- 1 car garage with storm grade door and concrete floors upstairs Primary
- Sparkling chlorinated lap pool with sitting edge. Venetian Grey marble pavers pool deck (Natural Marble threshold or transition pieces)
- 2 AC units 2019
- A.O. Smith Voltex Hybrid Electric Heat Pump Water Heater.
- ADT alarm

INTERIORS

- Modern air diffusers.
- Wide plank baseboards.
- Iron wright railings throughout exterior facade, in balconies and windows
- Marble tile floors
- French windows and doors
- Entry foyer with solid wood main door.
- Recessed lighting
- High volume ceilings
- Great room with dining and living areas
- Upstairs: 3 BD 3 BA plus den or office.
- Wood-grain porcelain tile throughout the second level
- Laundry room with folding counter and cabinets. GE washer and dryer
- Powder room downstairs
- American Standard toilets, sinks and plumbing fixtures

KITCHEN

- Open concept kitchen
- Kitchen access leads to pool area
- Center island with eat in counter Thermador microwave oven and storage
- White quartz countertops
- Appliances:
 - Thermador dishwasher
 - Thermador oven
 - Thermador induction cooktop
 - Thermador fridge/freezer

PRINCIPAL BEDROOM AND BATHROOM

- Spacious primary bedroom with 2 walk-in closets and den/office which leads to an open balcony overlooking the pool area
- Primary bath:
 - Separate tub and shower
 - Custom dual vanities with custom cabinetry and large mirror
 - Wilsonart Carrara style engineered quartz countertops
 - Separate washroom
 - Frameless glass walk in marble shower
 - Roman tub
 - Marble floors
 - Open balcony overlooking main entrance

