

Sunset Pointe at Collany Key

An Exclusive Gated Water front

Condominium Community

Outstanding Features and Amenities

Structural and Building Features:

- Engineered to comply with the latest stringent Florida "Coastal" building codes
- Masonry Block Construction
- Engineered subterranean pilings pile caps and grade beams, concrete slab on ground level with concrete floors on all living levels, including balconies and roof.
- Metal interior framing system
- Interior building spaces treated with anti- mold system block partition walls between units are sound engineered.
- Elevator opening on private Entry
- R11 Batt insulation surrounding bathroom walls: concrete block partition walls between units are sound engineered.
- Windows, Sliding Glass doors and French Doors with Impact Glass. 7'6" high sliding Glass Doors in Great Room and Bed room (8' High on penthouse)
- Each unit has access to dedicated enclosed garage space for two cars

Exterior Amenities:

- Community Gated Entry
- Roof system featuring concrete color- Through high Profile roof tile
- Decorative Moldings and Color Palette selected to achieve the "Old Florida" architecture commensurate with the history of Collany key.
- Extensive landscape and landscape amenities
- Aluminum railings at rear balconies
- "Sunset Pointe" custom blend, interlocking concrete pavers on drives, walks and pool decks.
- "Sunset Pointe" 1" custom blend interlocking pavers on "patio" units rear balcony. Front and Rear balconies on other floors are tile
- Pittsburgh/porter paint's exterior paint system with 5 year manufacturer's performance warranty

Lifestyle Amenities:

- Each Building has a unique COLONNADE CABANA section across the 200' (sized per building) rear of the building, this area is designed to enhance the fun lifestyle of residents living at Sunset Pointe at Collany key and features:
 - Outdoor kitchen with built – in gas grille, Steaks by the pool anyone?
 - Gathering area with sit around bar, outdoor fireplace and TV, great for viewing sporting events, chatting with friends and watching sunsets. This area is under cover and a few steps from the fabulous:
 - Oversized pool with a separate Spa, both of which are geo thermally conditioned allowing for truly comfortable year – round swimming, warm water in the winter and cooled water in the summer
 - Fire pit "conversation area" poolside
 - Colonnade Cabana is equipped with colorful outdoor furniture for lounging, reading and conversing in comfort.

Interior Amenities:

- 5 ¼" Victorian Base, 3 ½ Victorian Casing, Wood window sills with apron on all Windows
- Smooth finish raised panel 7' interior doors (8' high on top floor).
- Schlage locksets in brushed nickel with manufacturer limited warranty on mechanics
- Selection of designer paint colors in light tones for one wall color and one trim color. Trim and doors and are satin finish latex. Eggshell finish on Bathroom walls.

- Drywall walls with Round Corner Bead, textured finish, drywall textured ceilings. Den shield material installed in wet areas.
- Vinyl coated wire "free slide" shelving
- Selection of Standard floor tile in Entry foyer, Kitchen, Breakfast, Halls, Laundry and Baths, Floor tile installed over underlayment for sound attenuation.
- Selection of Wall Tile for: Master Shower, Master Tub Deck and face, secondary showers and tub surrounds.
- Choice of carpet selection over 6 lb. dense.9/16 pad

Cabinetry and countertops:

- Kitchen: Choice of maple or oak full overlay doors, single crown molding detail on upper wall cabinets. Countertops are 3 cm granite in choice of standard colors.
- Bathroom vanities, 36" design height, with maple or oak flat panel doors. Bathroom countertops are solid surface material with integrated sinks.

Appliances:

- GE Stainless Steel appliances featuring: 36' side by side Refrigerator, electric cooktop with smooth cooking surface, quiet dishwasher, Hood, 30" wall oven / micro combination. . Top load washer and dryer in laundry.

Plumbing, Bath Accessories and Mirrors:

- Kohler fixtures in white or biscuit: "System 5" toilet in powder and Master Baths Wellworth toilets in remaining Baths. Villager cast iron tub and Kohler 5' acrylic soaking tub in Master. Pedestal lav in Powder Bath. Stainless steel top mount sink in Kitchen.
- Kohler faucetry in chrome: Devonshire 8" widespread faucets in Master and powder and coralals single lever faucets in other baths, Kohler faucet in Brushed Nickel in kitchen.
- Bath accessories to match faucetry finish.
- Clear glass shower surrounds with chrome frame
- Full height vanity mirrors
- Quick recovery water heater.

Electric, Low Voltage and air Conditioning:

- 200 Amp Service
- Decora Switches, Decora receptacles @ counter height, standard receptacles at floor level.
- Fan Outlets @ all bedrooms, Great Room and Bonus Room
- 5 Cat – 5 telephone outlets, 5 RG6 video outlets. Additional low voltage wiring available as option.
- One Garage door opener plus keypad for each garage.
- Minimum of 13 SEER electric Heat Pump air – Conditioning system with digital thermostat.

Options:

- Wide selection of options available through our Design Selections Studio.
- Furnishings, window treatments and interior accessories can be purchased thru our Design Selection Studio. Our objective is to make the completion of your new home an easy and pleasurable experience.