

Special Features and Recent Renovations for 1100 Fort Fisher Blvd S 805

- ❖ 3 Bedrooms and 3 Full Baths – all completely renovated
- ❖ 2 Nice-sized Decks overlooking the Ocean – one off living room, one off master suite
- ❖ All new Windows and Sliders (Simonton StormBreaker 2), Front Entry and Storm Door with retractable screen
- ❖ COREtec Manila Oak 7 “ Plank Luxury Vinyl throughout unit excluding baths custom Carrera tumbled hexagon marble
- ❖ Smooth ceilings throughout with recessed lighting, ceiling fans, flush vents
- ❖ Solid core doors on all bedrooms and baths. Electrical outlets and switches replaced.
- ❖ Dimplex Synergy 50 Electric Fireplace offering dual heat settings with tile surround and floating beam mantle.
- ❖ New Hot Water Heater and Water Softener system – yup, water tastes good!
- ❖ HVAC new condenser unit (exterior) new fan motor (interior unit)

Bath Renovations for all three baths includes: two with custom tile walk-in showers with hexagon marble base, deco band, recessed shelf, rain shower style head, seamless glass door enclosure, and one with tub featuring similar custom tile surround and rain shower style head, 36” high vanities with brushed nickel faucets and marble or silestone counters, moisture control drywall and Durock, 2” Carrera Tumbled Hexagon marble floor. (see invoices for more details)

Kitchen and Bar Renovations: leveled breakfast bar to counter height, Heritage white shaker cabinets with soft close doors & drawers and lazy susan, crown molding, recessed lighting, undermount sinks in both kitchen and bar area, brushed nickel gooseneck Moen faucets, glass subway tile backsplash in kitchen, stainless steel circle back splash in bar area, disposal-super quiet (see invoices for more details)

Kitchen Appliances and Systems:

- ✓ Refrigerator- Counter depth Fisher Paykel sleek profile-water dispenser & ice maker
- ✓ Range- Kenmore Elite smooth cook surface with convection bake or roast option
- ✓ Dishwasher- Kenmore Elite w/integrated control panel for sleek profile-super quiet
- ✓ Microwave- KitchenAid with convection option
- ✓ Washer and Dryer- Kenmore Elite stackable – super quiet
- ✓ Hot Water Heater-AO Smith Signature 50 gallon
- ✓ Water Softener- Culligan
- ✓ Closet Organization System- East Coast Closets for one hall and all bedroom closets
- ✓ Rebuilt all bath exhaust systems with Panasonic fan/light combo- whisper quiet
- ✓ HVAC – Trane with Nest control. Nest also controls smoke detectors and front door.

What renovations were done?

...Everything but the doorbell!