

# 3001 Quayside Lane \$699

Biscayne Boulevard & 107<sup>th</sup> Street

Very secure gated community with complete gym & spa, restaurants, marina, and tennis facility

## “Lakeside Pick of the Litter” & “Wilma Proof”

- **Private deck on Lake! Beautiful!**
- **Only 4 units of the 39 are corners and have windows on 3 sides**
- **3001 has the best views:**
- **water, land (western greenspace can never be build on) & 2 fountains**
- **Largest driveway**
- **Interiors Featured in Miami Herald: Home & Design**

## Custom Upgrades

- 18@ x 18@ designer tile, installed on diagonal
- Medco, double deadbolt lock on front door
- Marble medallion and floor insets
- Marble backsplash in kitchen w/ custom inserts
- Wood cabinets in kitchen and in all bathroom vanities
- Wine glass rack w/ matching wood shelf
- Integrated front door bell with phone/answering system
- Safe: 18@x 18@ x 22@
- Mirror surround in master bath
- 3) Large, recessed medicine cabinets in upstairs baths
- Extra storage shelves in cabinets and vanities
- Bamboo floors/stairs, all with 5/8@ plywood sub floor installed
- Fiberon composite exterior decking

## Custom Designer Furniture

- Eat-in kitchen with fully-upholstered banquette and matching granite table top
- “California Closet” modules with full extension hardware

## Architectural Changes

- Accordion hurricane shutters throughout w/ extended 1st floor deck shutters (very nice to store exterior furniture and plants during storm)
- Changes in stairway (completely opening space) including A/C moved to laundry room
- Wider front entrance hallway
- Higher ceiling at stairway
- Picture window in stairway: provides natural light, no other unit has this
- Glass block in master bathroom: provides natural light
- Above storage in garage
- Above storage in laundry room
- Pegboard storage in garage

## **Lighting and Electrical Upgrades**

- Custom burglar and fire alarm with 6 independent zones (all windows & doors included)
- 42" plasma TV, with integrated surround-sound Denon stereo equipment, DVD, VCR & tuner
- Monorail (low voltage) spot lighting system w/ total design/lighting flexibility
- Designer (lutron) light/fan switches, all on dimmers throughout
- Data and voice wall connections in all rooms
- All rooms pre-wired with cat-5 cable
- Upgraded/designer hunter fans with lights in all rooms

## **Custom, Heat Retardant Window Treatments**

**(all w/ white exterior-facing for solar reflecting)**

- Shade in stairway with remote control (open/close and louvered)
- 2) Double-celled dining room shades
- 3) Double-celled shades in front bedroom (with separate blackout shades)
- Double-celled, window shade in media room
- 2) Double-celled window shades in west windows of master bedroom (w/ black-out shades)

## **Exterior Upgrades**

- Flower beds (in-ground) on north and west exposures,  
using 2@x 6@ PT lumber and filled with 6-8@ of top soil
- Sprinklers accommodate flowerbeds (on HOA water meter)

## **Excluded Items**

Entry wall sconces (2)

Entryway ceiling light fixture

1st floor lighting fixture: hallway

Over drapes and rods throughout house & blackouts in BR

**Don't miss out on the finest Lakeside unit!**

**Call Owner NOW! 305-893-9985**

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