

**3001 Quayside Lane: lakefront-corner townhouse
Biscayne Boulevard & 107th Street**

**Luxurious and elite, secure-gated community on Biscayne Bay
15 minutes from Miami airport and beaches. 20 minutes from Ft. Lauderdale airport**

**All included: full gym, spa, yoga & aerobic classes restaurants, pools, marina,
clay/fully lit tennis courts, cable TV w/ HBO, and more!**

Private deck on lake, view of 2 fountains
Choice corner: windows on 3 sides.
2 bedrooms & "convertible" media room (3rd bedroom). 2-1/2 baths.
Huge master suite with sitting area, double-sized walk-in closet
fully mirrored master bathroom with jacuzzi with custom wood cabinets.
Large, eat-in kitchen with granite tops, custom wood cabinets. stainless appliances.
Designer lighting & extras throughout. Oversized 2-Car garage, 4-Car driveway,
accordion hurricane shutters, beautiful bamboo floors, separate laundry & storage room.

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
- 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)
- 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)

**Don't miss out on the finest Lakeside unit!
Call Owner NOW! 800-327-8433**

**Brokers ONLY with Buyers Please. Brokers Protected.
3001 Quayside Lane, Miami, FL 33138**