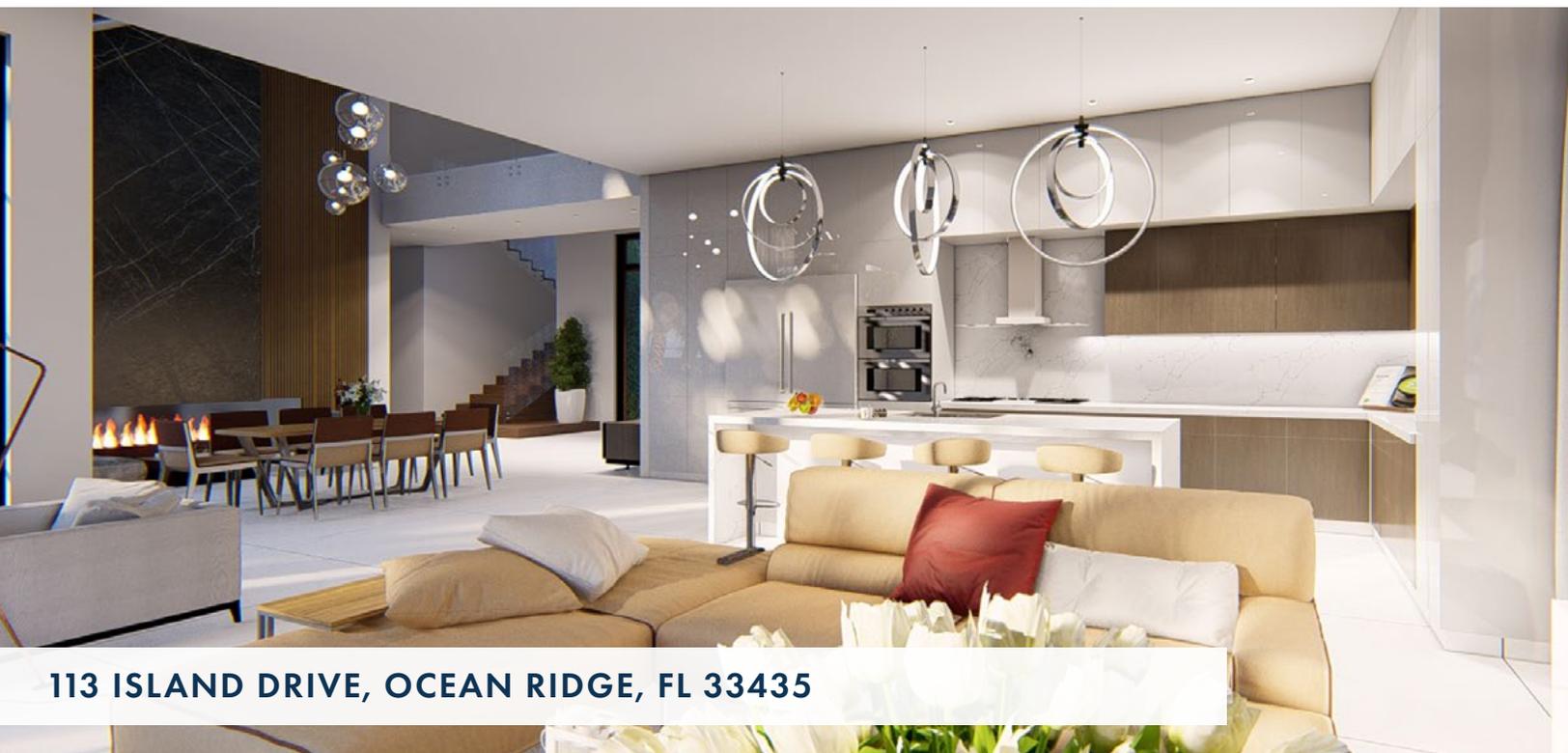




**ECO LUXURY HOME** FOR SALE

# BELLA

HOMES



113 ISLAND DRIVE, OCEAN RIDGE, FL 33435



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HOMES

**113 ISLAND DRIVE,**  
OCEAN RIDGE, FL 33435

**CALL FOR PRICING: 561-510-6000**



## ABOUT THE PROPERTY

This waterfront, modern farmhouse features a resort-like view of the canal, with the opportunity to dock your boat in your own backyard! A new construction home, 113 Island Drive boasts two stories, a floating white oak glass staircase, custom fireplace, and heated saltwater pool with hot tub, sun shelf, and summer kitchen. This is a Lutron Centralized HomeWorks Smart Home featuring Control4 Panels, Luma Snap surveillance, Solaris Whole House Air Purification system, and more. The expansive kitchen is fully equipped with Bertazzoni appliances, a custom reclaimed wood island, and Calcutta quartz counters.

### AREA

4,002 Sq Ft (Living)  
5,282 Sq Ft (Gross)

### BED/BATH

5 Bedrooms  
5 Full + 1 Half Bathroom



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# FEATURES: 113 ISLAND DRIVE, OCEAN RIDGE, FL 33435

## KITCHEN FEATURES:

Designer chef's-style kitchen with high-end custom cabinetry  
Imported high-end custom modern flat door and shaker door cabinetry with Blum hardware  
Custom hood painted white oak with chrome trim  
Soft close drawers and doors on all cabinetry.  
Luxurious Calcutta bookmatch quartz countertops. (Plan specific)  
High efficiency LED lighting with trimless 4" recessed lights throughout kitchen.  
Custom step up waterfall reclaimed wood counter top  
Oversized Kohler prep sink with Dornbracht faucet

## APPLIANCES:

Range- Bertazzoni mast486gdfmxe 48-inch chef's style dual fuel gas range 6 burner  
Refrigerator - Bertazzoni brel30pr 30 inch built-in cooler column  
Freezer - Bertazzoni bref30pr 30 inch built-in freezer column  
Speed oven - Bertazzoni proso30x  
Hood - Bertazzoni 46 inch ss hood liner kin46prox  
Dishwasher - Bertazzoni bdw24pr 24 inch masterpiece  
Bbq grill- Coyote cc2c36lp  
Bbq - refrigerator Avallon

## LUXURY BATH FEATURES:

Custom floating cabinet with a horizontal grain in fine solid wood  
Soft close drawers and doors on all cabinetry  
Luxurious white quartz vanity tops with 6" backsplash  
Modern overmount square porcelain sinks in all bathrooms  
Designer Brizo wall mounted sink faucets in master bathroom  
Brizo shower fixtures in master bathroom shower  
Fortis package in accessory bathrooms  
Designer light up mirrors light fixtures.  
Modern designer square, free-standing soaker tub with ceiling mounted tub filler  
Frameless barn door shower enclosures  
High efficiency Duravit dual flush toilets  
High efficiency trimless LED lighting in all baths  
Wall tank and carrier Kohler toilet in powder room

## EXTERIOR APPOINTMENTS:

Exquisite modern exterior home elevations featuring stucco  
Featuring porcelain siding and natural stone exterior cladding  
Custom aluminum exterior patio details  
Designer concrete motor court driveway and separate driveway, entry walkway, rear patio, and covered entry.  
PGT hurricane-resistant window and slider package  
CGI estate 10' high, hurricane impact-rated glass front door (plan specific)  
Amarr aluminum impact garage doors with belt-driven whisper quite opener and wifi connectivity  
Sherwin Williams super paint system for durability and moisture resistance  
Painted standing seam mechanical metal roof

## LANDSCAPING & POOL:

Upgraded landscape package with drought-tolerant plants and trees.  
Luxurious resort-style pool, swimout bench and a large sunshelf (plan specific)  
Champagne zero-edge heated jacuzzi  
Smart automation pool panel controlled by Lutron system

LED lighting, electric (plan specific) heater and a salt chlorinator surrounded by porcelain patio decking  
Artificial grass details around porcelain tile

## SMART HOME FEATURES:

Lutron centralized home works smart home  
Control 4 - 10" control panel  
Control 4 IP video door station  
Luma snap surveillance 500 series - IP video camera  
Origin acoustics speakers throughout home  
Lutron shades prewired  
Sonos sound system  
Structured wiring - cat 6 wire path flush mount wiring  
Speakers prewired throughout home  
Custom rack for av equipment

## ELECTRICAL FEATURES:

Lutron centralized lighting home works automation system (smart home)  
Lutron smart keypads with trimless plates  
Trimless 4" LED recessed lighting package in great room, hallways, kitchen  
Designer exterior LED lighting package  
Designer lighting package in foyer, dining, kitchen nook by Beautiful Lighting  
Weatherproof exterior gfi outlet at entry and rear patio  
400 Amp electrical service  
Generac protector 38kw qs standby generator with true power technology and evolution controller

## COMMITMENT TO ENERGY SAVINGS & CLEAN LIVING

Hurricane impact low E tinted glass windows and doors with bronze frames  
Carrier infinity variable speed 18 seer high efficient air conditioning units  
Energy efficient Navian gas tankless water heating. (Plan specific)  
R4.1 Foil backed insulation on masonry walls  
R20 Enertite G Icynene spray foam insulation in attic area  
Generac Generator Ready Home  
500 gallon propane tank  
Solaris whole house air purification system "clean living"

## INTERIOR APPOINTMENTS:

Floating white oak glass staircase  
Custom ventless fireplace with white oak siding  
Level 5 smooth drywall finish in all rooms and ceilings  
Built-in closet system allowance  
Sherwin Williams super paint  
Custom residential elevator

## MILLWORK SPECIFICATIONS:

Designer millwork package throughout  
Designer 8" baseboard and 3-1/4" door casing.  
Designer 8' 2 panel flat solid core doors with concealed hinges  
Custom grey italian porcelain 24 x 48 cladding in front elevation  
Tongue and groove wood in patio area

## LAUNDRY ROOM APPOINTMENTS:

Custom highend cabinetry with soft close  
Soft close drawers and doors on all cabinetry.  
Luxurious quartz vanity tops with 4" backsplash  
Electrolux perfect steam front loader washer with Luxcare eefl527uiw  
Electrolux front loader Luxcare and instant dryer eefme527ui



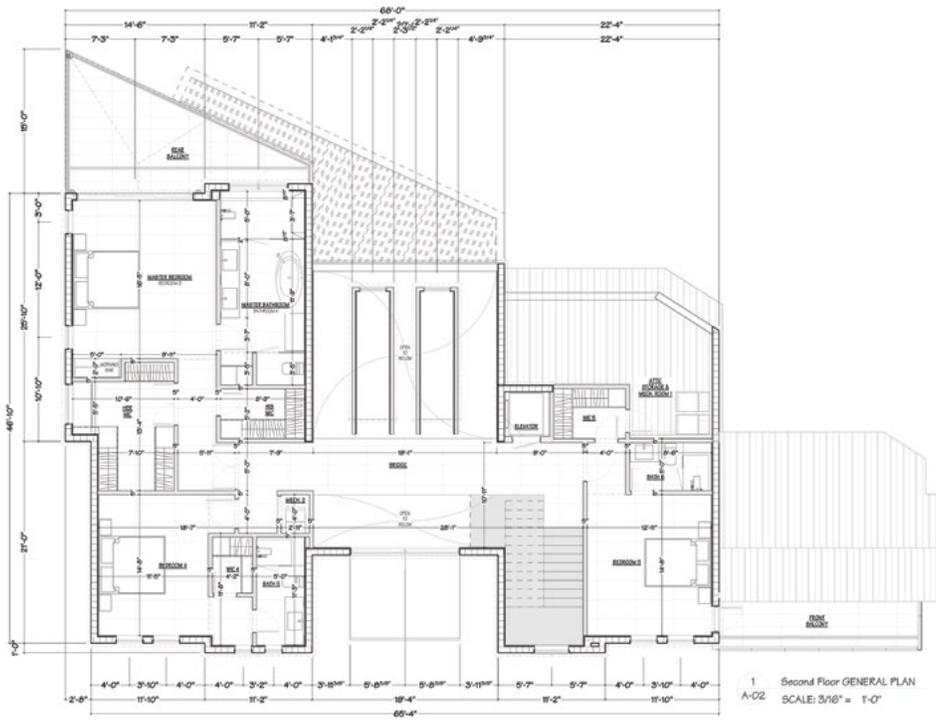
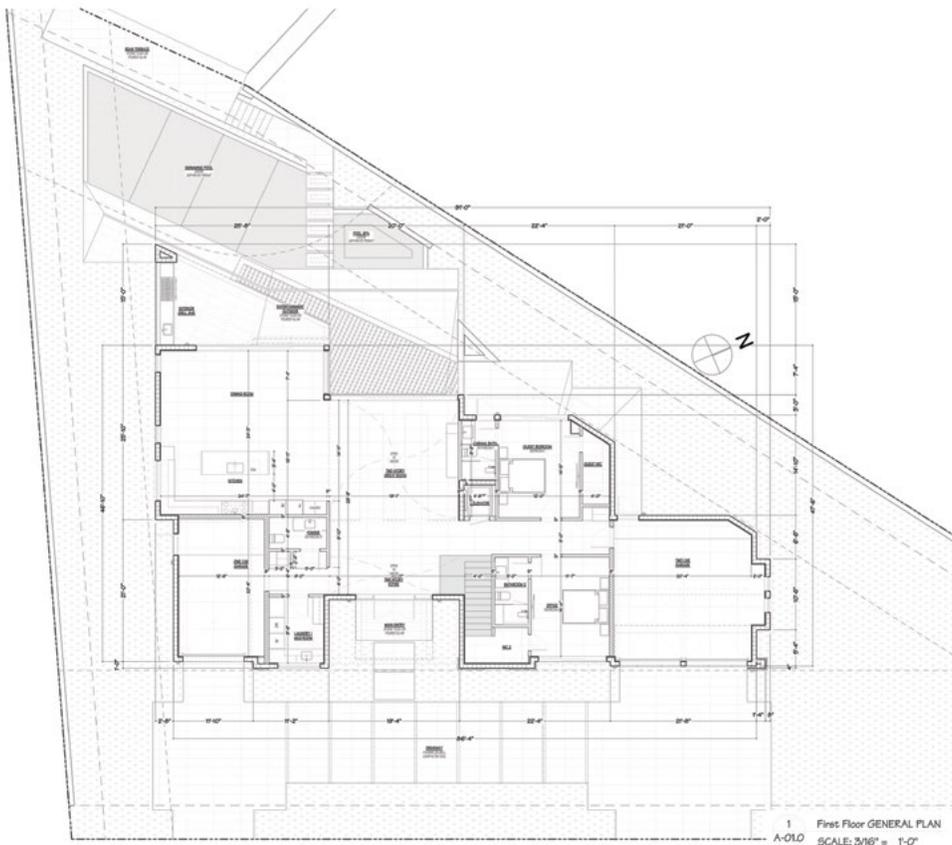
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 5.5 Bathrooms



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## MEET THE BUILDER STEVE PETRUCCI

"I'm fortunate to have a lot of years of experience in the real estate industry, starting young right out of college ... understanding clients and what they really want. I took that (experience) into the building part of it, starting off with mid-range homes and then just kicked in up a notch, building custom, high-end homes."

## WHAT BELLA HOMEOWNERS SAY

"It's just beautifully done so that as you're going to use the house, it works with you"

- Bella Homeowner



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## LIVING IN OCEAN RIDGE

Small, secluded, and serene

### OCEAN RIDGE LIFESTYLE, CULTURE, AND ATMOSPHERE

The quiet, seaside town of Ocean Ridge is one of South Florida's most desirable locations, situated in Palm Beach County along the Atlantic Ocean and Intracoastal Waterway. With less than 1,800 year-round residents, Ocean Ridge is often described as secluded, low-key, and serene – much like a peaceful, private island! This quaint town embraces its beautiful seaside landscape and peaceful, exclusive atmosphere, with the excitement of Downtown Delray just a short drive away.

Ocean Ridge features miles of white sand beaches, tranquil waters, and breathtaking sunsets. It's no wonder this town is commonly referred to as the "hidden emerald of the Gold Coast!"

### BELLA HOMES RECENTLY SOLD IN DELRAY BEACH



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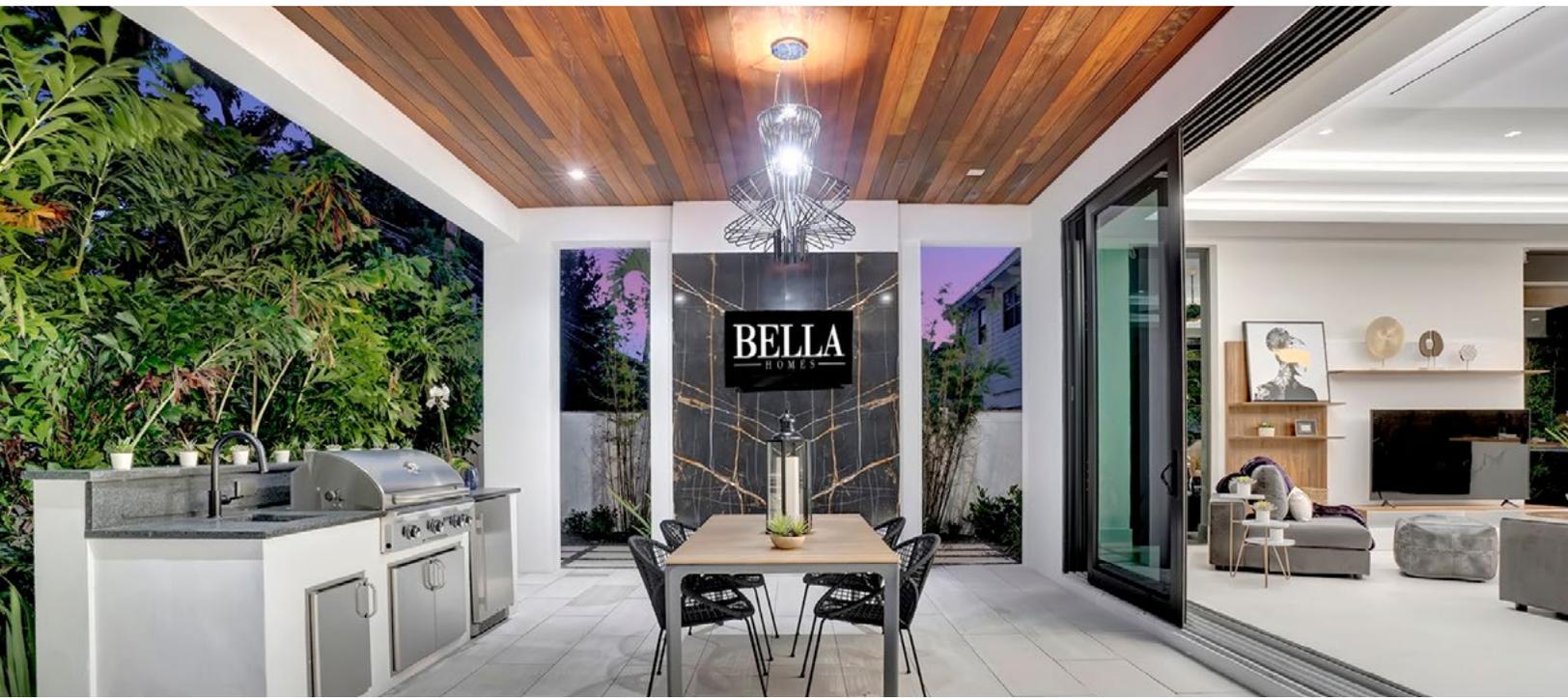
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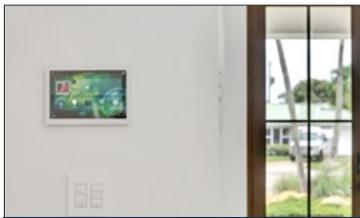


## BEAUTIFUL, FUNCTIONAL DESIGN AND HIGH-END MATERIALS

We understand the impact and role of technology in our daily lives. And we believe in minimizing our impact on Mother Earth. Every home we build is constructed with maximum efficiency in mind—with green features that benefit Mother Nature as well; Like high Seer A/C, spray foam insulation, full LED lighting. Our properties also feature a state-of-the-art air filtration system from Solaris that purifies and cleans the air within your home. The in-duct Solaris Whole House Air Purifier contains the latest UV light technology that kills bacteria, viruses, mold, pollen, and other airborne particles before cycling clean air back into your home. Our interior spaces are purposeful and functional. Materials are top-of-the-line. Build quality is on point. Plus, Hassle-free automation, like the Control4 Smart Home system, allows our offerings to stand out from the crowd, and provides a simple, easy-to-use solution for managing and checking the status of common household tasks like lighting and security.



GREEN IS GOOD



CONTROL EVERYTHING



PREMIUM QUALITY



CUSTOM BUILDS



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