



ECO LUXURY HOME FOR SALE

BELLA

H O M E S



6 NW 17TH ST DELRAY BEACH, FL 33444

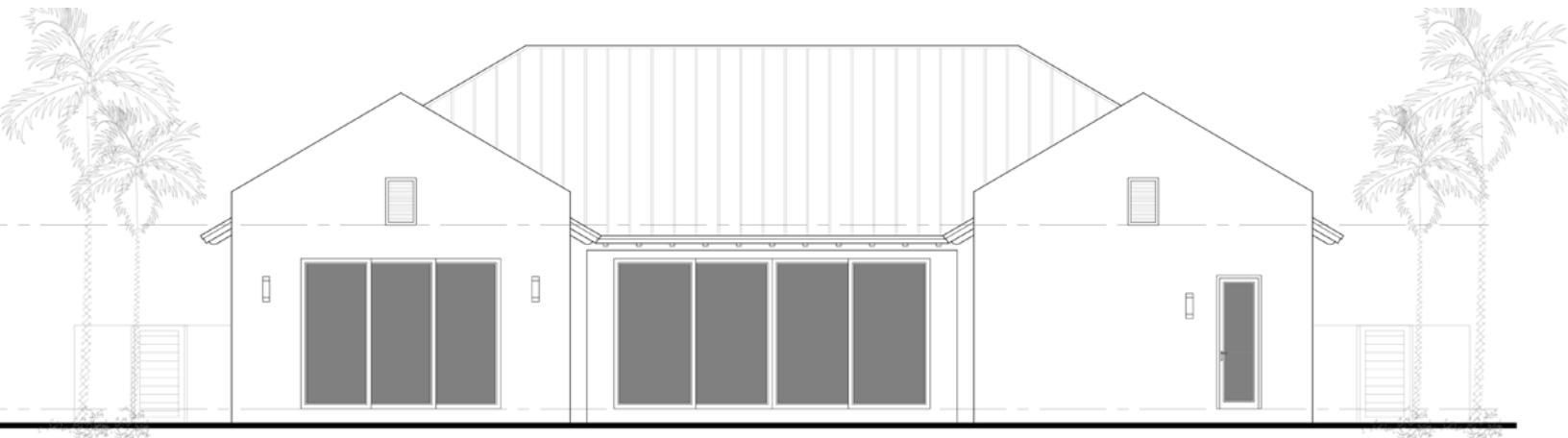


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— H O M E S —

**6 NW 17TH ST,
DELRAY, FL 33444**

CALL FOR PRICING: 561-510-6000



ABOUT THE PROPERTY

A gorgeous Nantucket Modern home coming soon to The Vineyard Delray, built by Bella Homes! The natural stone and wood finishes bring the flavor of New England to Delray Beach, with custom floor-to-ceiling glass sliding doors that offer complete indoor-outdoor living. 6 NW 17th St provides peaceful seclusion with a private driveway and gate, as well as the latest smart home technology and security features for a lifestyle of comfort and convenience. The Designer Chef's kitchen boasts custom cabinetry, Jennaire appliances, and exquisite marble counters with a custom live edge countertop. Outside, you'll discover a resort-style pool and full-size summer kitchen with AOG appliances, perfect for South Florida's beautiful, sunny climate!

AREA

3,688 Sq Ft (Living)
4,862 Sq Ft (Gross)

BED/BATH

5 Bedrooms
4 Full + 1 Half Bathroom



GET IN TOUCH

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2831 W. Cypress Creek Road, Ste 500,
Fort Lauderdale, FL 33309

901 George Bush Blvd.
Delray Beach, FL 33483

FEATURES: 6 NW 17TH ST DELRAY BEACH, FL 33444

FEATURE OVERVIEW:

5 Bedrooms
4 Full Bathrooms / 1 Powder Bath
Office
House +/-3,688 SF FT Under AC
House +/-4,862 SF FT Total
1-Story home
Custom artistic concrete shell driveway
Private driveway with privacy gate
Designer Chef's Kitchen Custom Cabinetry
Resort Style Pool
13' Ceilings in Main Areas
Impact PGT Windows and Custom CGI Front Door
9' Sliders complete open indoor outdoor Living
2.5 Car Garage doors 9' x 9' Impact 11'6" Ceiling Height

KITCHEN & APPLIANCES:

Custom Cabinetry Throughout
Shaker Design with Soft Hinges
Kitchen Quartz Countertops with custom Bar Top
Jennaire Appliances Package
48" Jennaire Chef's Gas Cook Top Range
Custom Panel Refrigerator / Freezer with Black Interior
Jennaire Dishwasher
Uline Beverage Cooler panel ready Summer Kitchen
Full Size Laundry Room with Washer & Dryer
Summer Kitchen with AOG Appliance Package

SMART HOME FEATURES:

Control 4 Smart Home
Centralized Lighting Controls
Control 4 Personalized Keypads
Control 4 Panel and Home Automation Controller
Araknis Networks by Snap AV 16 Port Switch
Control 4 Video Door Station

Speaker Wiring Throughout with (4) Origin Speakers
Sonos 125 Watts AMP
CAT 6 / RJ45 Wiring Throughout with Q Flush
Wireless Access Point Throughout (WAP)
Security System Camera Wiring Throughout with (1) Luma Av Camera
Alarm System / Honeywell Vista Control Unit
Shade Wiring Throughout
Garage Door Openers (WIFI)

ENERGY EFFICIENT HOME:

Recessed Lighting Package
Linear Diffusers Package (HVAC)
R 20 Open Cell Icynene Roof and Floor System
R4.1 Foil Exterior Block Walls
16 Seer Highly Efficient Carrier Systems
Generac Generator Ready with Transfer switches
Natural Gas
Naveen Energy Efficient Gas Hot Water Heaters
PGT Bronze "Low E" Windows and Impact Glass Doors

FINISHES:

Plumbing Fixtures Per Designer Specifications
Frameless Glass Shower Enclosures
Porcelain Wood Tile 12 x 54 Flooring per Designer Specifications
Natural Stone / Porcelain Tile / Specialty Tile & Mosaic Bathroom Floors / Showers per Designer Specifications
Closet Systems Allowance
Contemporary Trim Throughout
8' - 1 3/4" Solid Core Wood Interior Doors with Emtek Hardware, 8" Designer Baseboard
Custom Ceiling Cove lighting (LED)
Upgraded 5/8 Drywall with Level 5 Finish
Epoxy Coated Garage Floors
Custom Exterior Millwork per Architects Specs



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PORTION OF
REPLAT OF CREST LAKE PARK
PLAT BOOK 20, PAGE 38, PBCR

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PLAT BOOK 20, PAGE 38, PBCR

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REPLAT OF CREST LAKE PARK
PLAT BOOK 20, PAGE 38, PBCR

POOL PUMP AND GAS HEATER
(REFER TO STRUCTURAL
DRAWINGS FOR CONCRETE PAD)

5'-0" HIGH WHITE PVC FENCE
(TO MEET POOL SAFETY
REQUIREMENTS)

FUTURE EMERGENCY GENERATOR
UNDER SEPARATE PERMIT (G.C. TO
COORD. SVCE. SIZE & LOCATION)
GAS TANK-LESS WTR. HTR. G.C. TO
COORD. SIZE AND LOCATION
PRIOR TO INSTALLATION
GAS METER
ELECTRICAL METER W/ MAIN
DISCONNECT. G.C. TO COORD. W/
FPL FOR SVCE. SIZE & LOCATION

MASONRY GARDEN WALL +5'-0"
ABV. GRADE W/ 3'-0" x 5'-0" WHITE
PVC GATE.

CONC. STEPPING PADS
(REFER TO LANDSCAPE
& STRUCTURAL DWGS.)

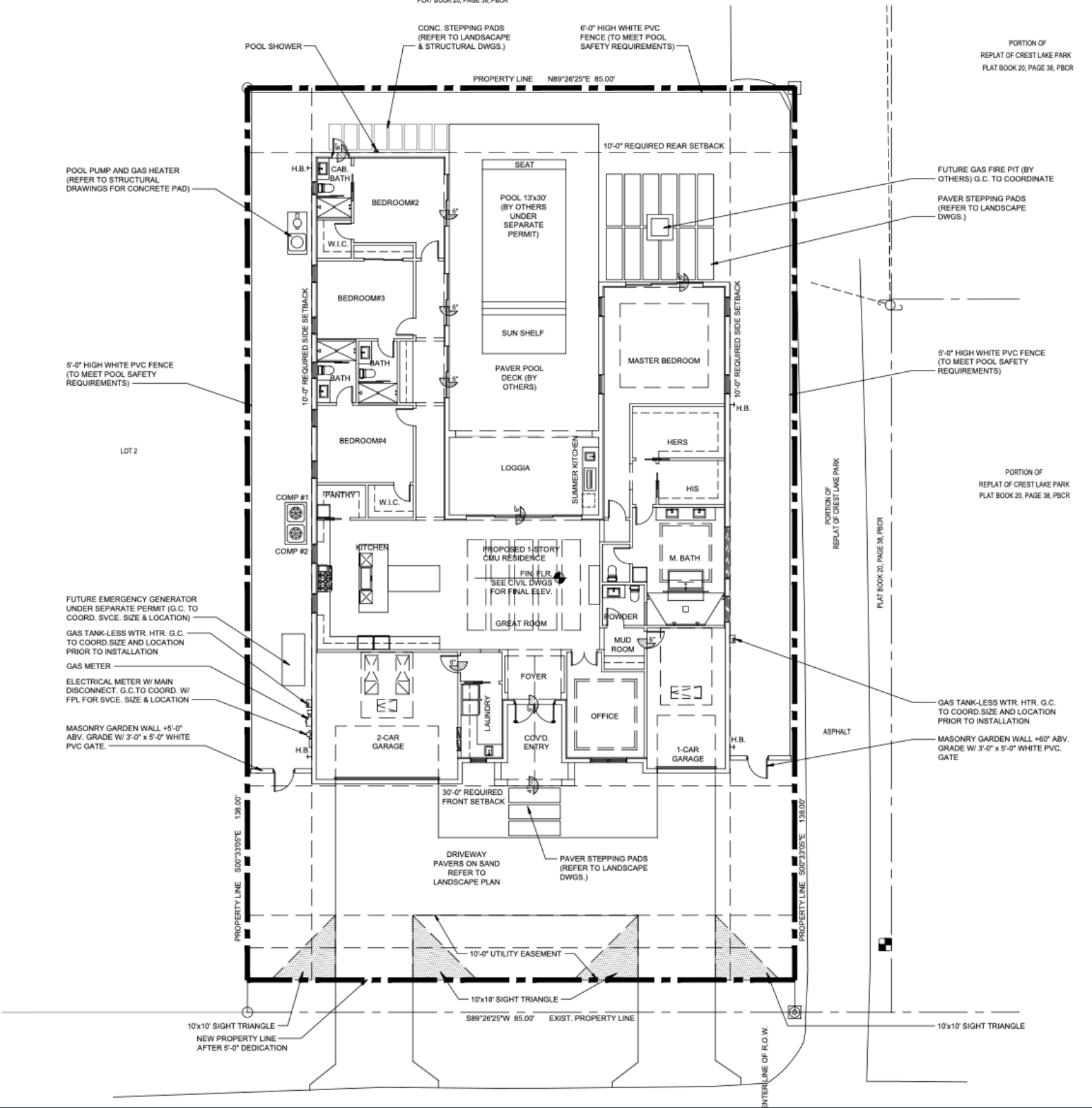
6'-0" HIGH WHITE PVC
FENCE (TO MEET POOL
SAFETY REQUIREMENTS)

FUTURE GAS FIRE PIT (BY
OTHERS) G.C. TO COORDINATE
PAVER STEPPING PADS
(REFER TO LANDSCAPE
DWGS.)

5'-0" HIGH WHITE PVC FENCE
(TO MEET POOL SAFETY
REQUIREMENTS)

GAS TANK-LESS WTR. HTR. G.C.
TO COORD. SIZE AND LOCATION
PRIOR TO INSTALLATION

MASONRY GARDEN WALL +60" ABV.
GRADE W/ 3'-0" x 5'-0" WHITE PVC.
GATE



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4,862 Sq Ft (Gross)

BED/BATH
5 Bedrooms
4.5 Bathrooms



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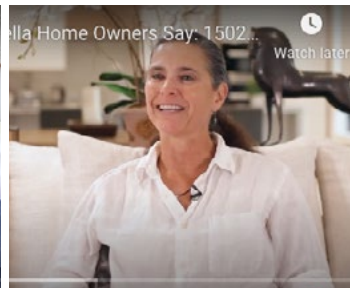
MEET THE BUILDER STEVE PETRUCCI

"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 DELRAY BEACH

A first class resort destination!

DELRAY BEACH'S LIFESTYLE, CULTURE, AND ATMOSPHERE

The City of Delray Beach is rich in history and cultural diversity. Starting out as a small farming village, our town has tremendously grown to a city of nearly 70,000 residents. The charming, vibrant city of dynamic and diverse communities with a bright future proudly celebrates our heritage and provide a welcoming, healthy hometown for residents and visitors.

The lifestyle in Delray is an open-air, resort-like experience in a breathtaking setting surrounded by an abundance of culture and art, fun things to do for every age, eclectic dining, boutique shops and miles of award-winning beaches.

BELLA HOMES RECENTLY SOLD IN DELRAY BEACH



602 NE 8TH AVE



810 N. SWINTON AVE



1621 N. SWINTON AVE



9 NW 17TH STREET



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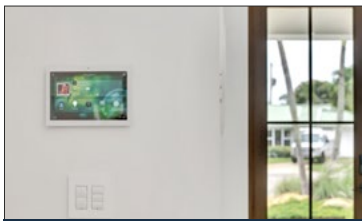


BEAUTIFUL, FUNCTIONAL DESIGN AND HIGH-END MATERIALS

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.



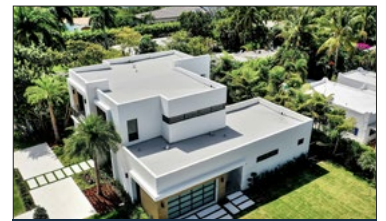
GREEN IS GOOD



CONTROL EVERYTHING



PREMIUM QUALITY



CUSTOM BUILDS



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