



**ECO LUXURY HOME FOR SALE**

**BELLA**  
HOMES



**1634 N SWINTON AVE, DELRAY BEACH FL, 33444**



# BELLA

— H O M E S —

**1634 N SWINTON AVE,**  
DELRAY BEACH FL, 33444

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



## ABOUT THE PROPERTY

1634 North Swinton offers seclusion with a private gated driveway, as well as peace of mind with smart home technology – including Lutron Homeworks Lighting, Luma security, and more. Inside, it boasts an expansive Designer Chef's kitchen featuring a state-of-the-art Dacor & Wolf appliance package, custom cabinetry, and Calcutta quartz counters. Floor-to-ceiling glass sliders connect the interior to the sunny outdoors, where you'll find a resort-style pool and full-size summer kitchen.



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# FEATURES: 1634 N SWINTON AVE, DELRAY BEACH FL, 33444

5 Bedrooms  
4 Full bathrooms / 1 powder bath  
Office  
House +/-4,319 SF FT under AC  
House +/-5,548 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  
12' ceilings in great room  
Impact PGT windows and custom CGI front door  
9' sliders complete open indoor-outdoor living  
3 car garage glass doors 9' x 9' impact – 11'6" ceiling height

## SMART HOME TECHNOLOGY:

Control 4 smart home  
Centralized lighting controls  
Lutron personalized keypads  
Control 4 panel and home automation controller  
Pentaire pool control (WIFI)  
Araknis networks by Snap AV 16 port switch  
Control 4 video door station  
Speaker wiring throughout with origin speakers  
Sonos 125 Watts AMP  
CAT 6 / RJ45 wiring throughout with q flush  
Wireless access point throughout (WAP)  
Security system - wiring throughout with Luma Av camera  
Alarm system / Honeywell Vista Control Unit  
Shade wiring throughout

## FINISHES:

Plumbing fixtures – Newport Brass / Mirabelle / Düravit / Signature hardware  
Frameless glass shower enclosures  
Porcelain wood tile 12 x 54 flooring designer spec

Natural stone / porcelain tile / specialty tile & mosaic bathroom floors / showers per designer specifications  
Designer closet systems  
Contemporary trim throughout  
8' - 1 3/4 solid core wood interior doors with Emtek Hardware, 10" designer baseboard  
Custom ceiling cove lighting (LED)  
Upgraded 5/8 drywall with level 5 finish  
Epoxy coated garage floors  
Exterior natural stone façade Custom exterior millwork

## KITCHEN & APPLIANCES:

Custom cabinetry throughout  
Shaker design with soft hinges  
Kitchen – Calcutta quartz countertops with custom live edge counter top  
Bertazzoni appliances package  
48" Bertazzoni chef's gas cook top range  
Bertazzoni custom panel refrigerator / freezer  
Bertazzoni custom panel dishwasher  
Uline wine cooler panel ready – bar area  
Full size laundry room with washer & dryer  
Summer kitchen with AOG appliance package

## ENERGY EFFICIENT HOME:

Recessed lighting package  
Linear diffusers package (HVAC)  
Designer LED cove lighting package  
R-20 open cell icynene roof and floor system  
R4.1 foil exterior block walls  
18 Seer highly efficient carrier systems  
Generac generator ready with transfer switches  
Natural gas  
Naveen energy efficient gas hot water heaters  
PGT white "Low E" windows and impact glass doors



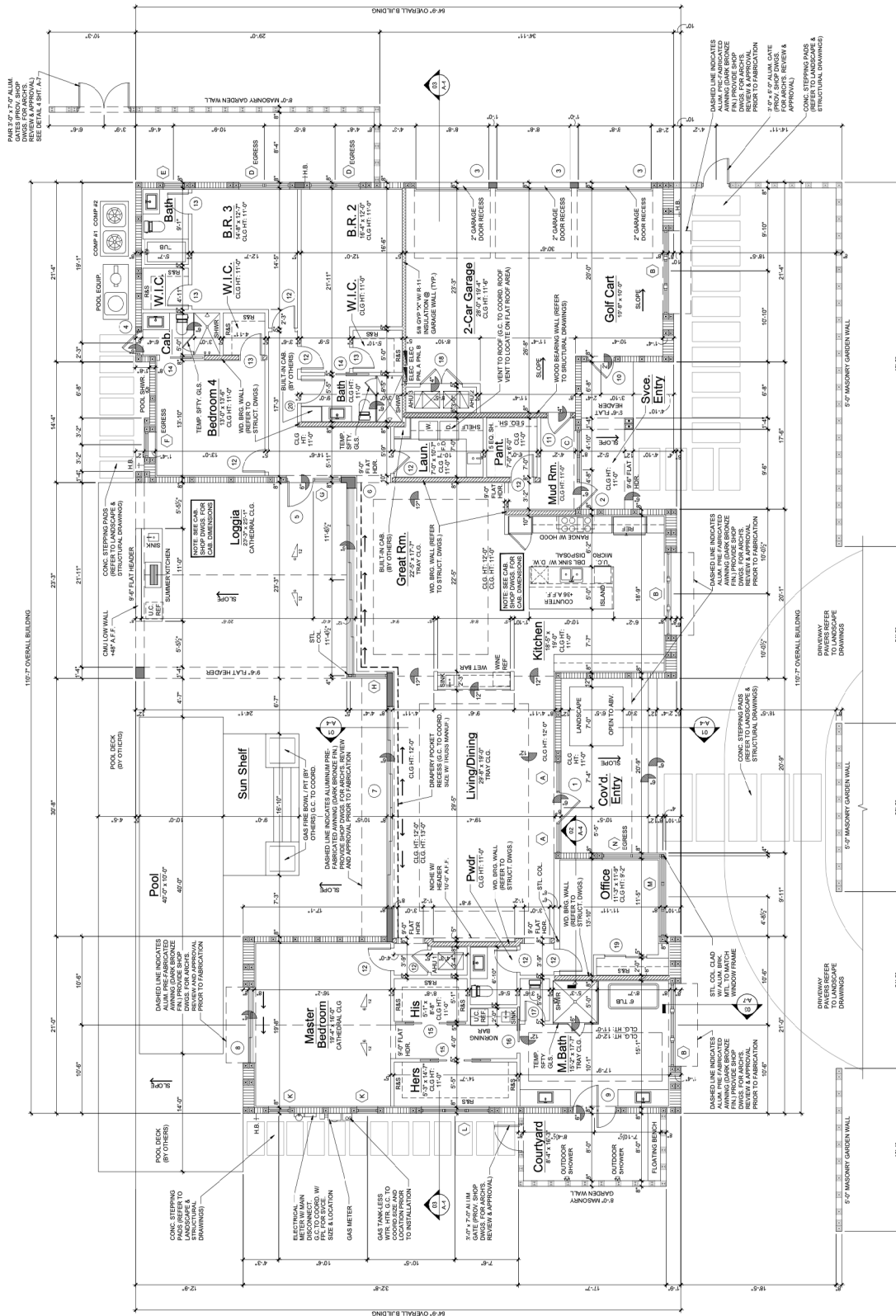
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Floor Plan

Scale: 3/16"=1'-0"

**AREA**  
4,319 Sq Ft (Living)  
5,548 Sq Ft (Gross)

**GARAGE**  
3 Car Garage  
**POOL**

**BED/BATH**  
5 Bedrooms  
4.5 Bathrooms



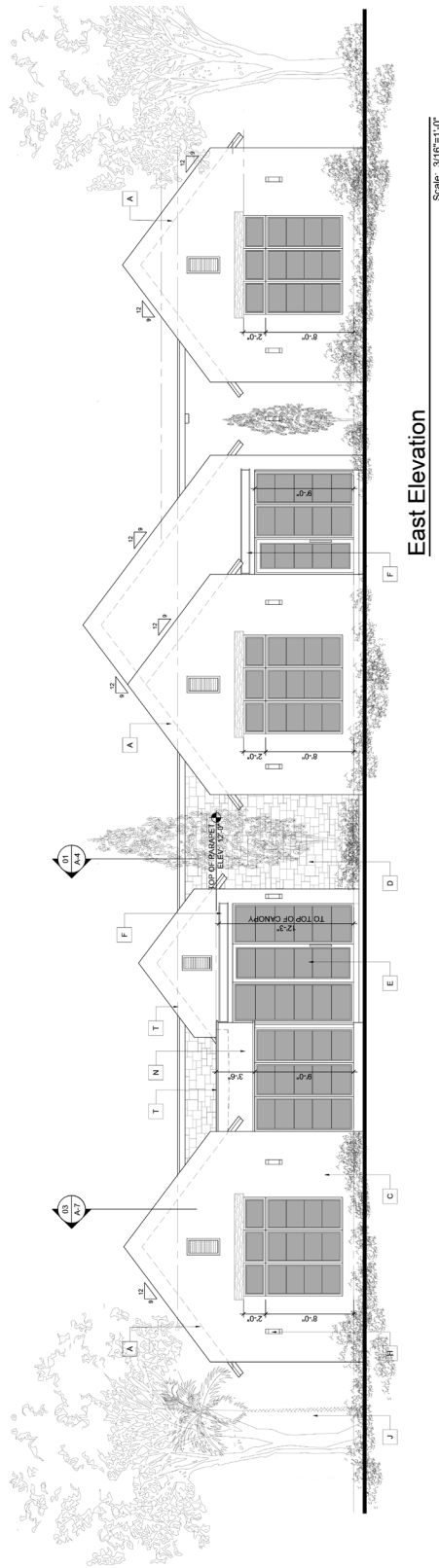
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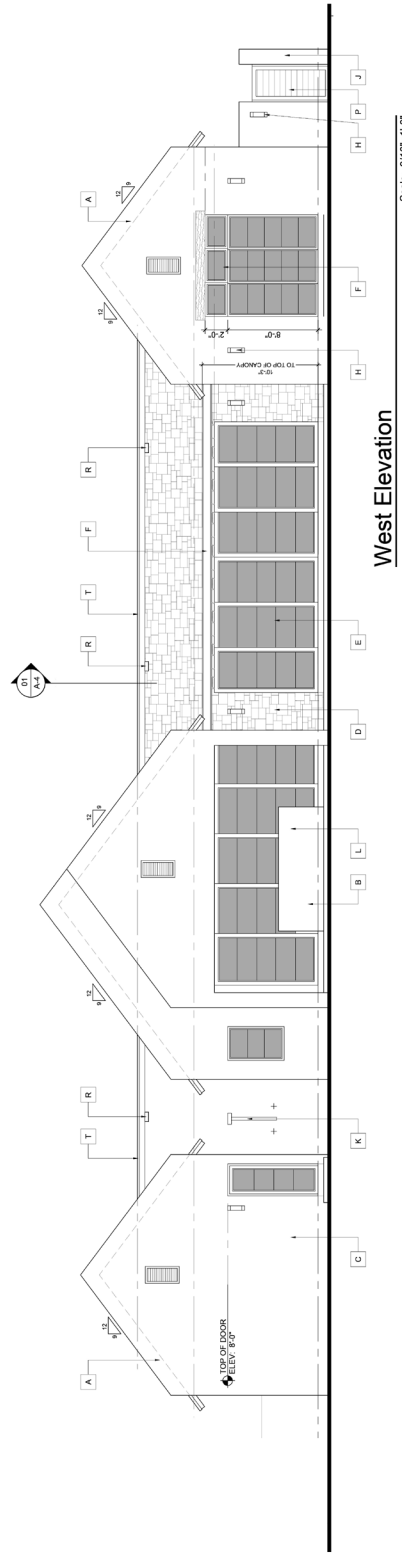
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East Elevation

Scale: 3/16"=1'-0"



West Elevation

Scale: 3/16"=1'-0"

**AREA**  
4,319 Sq Ft (Living)  
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**GARAGE**  
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**POOL**

**BED/BATH**  
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## MEET THE BUILDER

### STEVE PETRUCCI

"I'm fortunate to have a lot of years of experience. I started young right out of college in the real estate industry ... really getting to understand the 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. [Click this link](#) to learn more about the history of Delray Beach. 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



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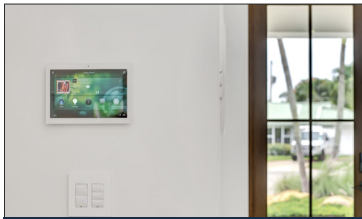


## BEAUTIFUL, FUNCTIONAL DESIGN AND HIGH-END MATERIALS

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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