

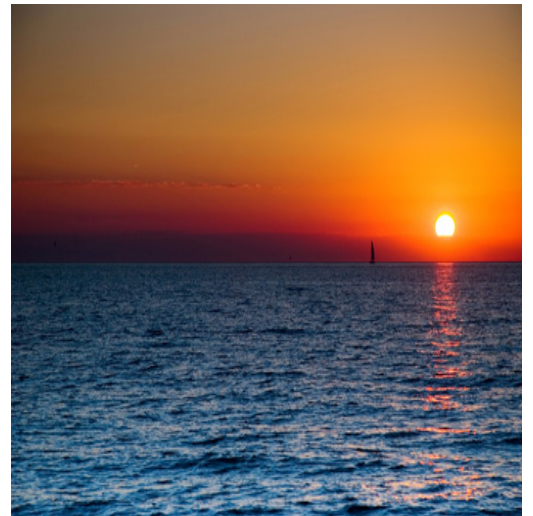
190 Violet Drive



Practically beachfront!!

Enjoy supreme privacy from this exquisite near beach home that rests on a 34,000sqft lot and is so close to the gulf that you can hear the surf and see the gulf from the sundeck. This exquisite residence features an expansive great room with a double sided coral rock fireplace, 15ft vaulted pine ceilings, heated lap pool, gourmet kitchen, private elevator, Jacuzzi, surround sound, central vacuum, storm shutters throughout, hot water recovery system, master closet room with built in storage and excellent storage. Expertly designed with low maintenance in mind....

1. Offered at \$1,395,000.











190 Violet Drive Additional Features

1. Lightning arrestor
2. Steel siding and roof
3. Double sided Coral Rock fireplace
4. Commercial grade floor tile
5. No-see-um screening
6. 15 foot white washed Southern Pine ceiling in great room
7. 9 foot ceilings throughout the rest of the home
8. Solid wood doors with upgraded hardware; some with keyless entry
9. Wood frame doors and windows with 120 mile per hour wind resistance glass
10. Eurex storm shutters
11. Taylor elevator
12. Solid oak staircase
13. Lap pool with heater

14. Safety walk-on pool cover
15. 36 feet of solid surface counter tops
16. Very large enclosed storage area
17. Raised height on lavatory sinks
18. Jacuzzi tub with self-contained shower
19. 6 foot Kohler "Birthday Tub"
20. Hugh master closet room with built-in cabinet storage
21. Solid vinyl trim and outside steps
22. Great kitchen storage with pantry bank
23. G.E. appliances
24. Thermadore cooktop
25. Hot water recovery system when a/c is running (turn off water heater in hot months)
26. 2 zone heating and a/c
27. Foam insulation in attic plus vapor barrier
28. Large lot heavily vegetated with native plants. No grass.
29. Australian Pines and Brazilian Pepper removed.
30. Upper level observation deck
31. 6 foot by 10 foot dog kennel
32. Architect, Joe St. Cyr of Sanibel
33. Surround Sound
34. Central vacuum

