

4045 Bonita Avenue Coconut Grove, FL 33133
Standard Specifications
4 Bedrooms & 3 Full / 1 Half Bathrooms
Total SF 4,999 / Adjusted SF 3,815

General Home Features

Site

- ◆ 8,023 SF Lot (71 X 113)
- ◆ Fully landscaped yard
- ◆ Multi-zone sprinkler system in yard
- ◆ Fenced yard (chain link fence and self-closing gates)
- ◆ Concrete Paver driveway – (As per site plan)

Great Room Area

- ◆ Polished Concrete flooring in all living areas
- ◆ Floor to ceiling glass wall and sliding glass doors – North and South elevations
- ◆ Bar / Buffet cabinetry unit with U-Line wine cooler
- ◆ Linear air conditioning grills

Kitchen

- ◆ Italian made Imported custom cabinetry
- ◆ Quartz countertops
- ◆ Jenn-Air Appliance Package Stainless Steel finishes
Refrigerator JS42PPDUDB -42" /Gas Range JGRP436WP-36"/Dishwasher- JDB9000CWP/Micro-JMC1116AS/Hood- JXW9036WP
- ◆ Samsung Front Load Washer / Dryer
- ◆ Walk-in pantry with shelving

Pool Patio Deck

- ◆ Florida keystone flooring (As per site plan)
- ◆ Custom swimming pool with keystone coping (10 X 25)
- ◆ Bar-B-Q grill area at covered terrace with direct gas line hook-up
- ◆ 12 foot patio roof overhang designed with no columns

Bedrooms

- ◆ Master - spacious walk-in closet with built-in cabinetry
- ◆ Built in closet cabinetry in all bedrooms
- ◆ Polished concrete flooring

Baths (3 Full / 1 Half)

- ◆ Frameless glass enclosed shower, his & her sinks in master
- ◆ Quartz slab countertops in all baths
- ◆ Porcelain & Tile combo wet areas
- ◆ Mirrors over vanities in all baths
- ◆ Wood cabinetry in all baths
- ◆ Decorator faucets in all baths
- ◆ Air conditioning vents in all baths

- ◆ *Skylights in all baths*
- ◆ *Exhaust vents in all baths*

Laundry Room

- ◆ *Cabinetry and built-in-sink*
- ◆ *Large area with extra storage*

Energy Saving Features

- ◆ *2 -High efficiency central air conditioning units*
- ◆ *Icynene insulation in roof and exterior walls*
- ◆ *Interior insulation on bath walls*
- ◆ *Gas water heater*

Additional Features

- ◆ *Full Security system with siren and motion detector*
- ◆ *Pre-wired for cable and satellite TV, surround sound, CAT-6 and Coaxial cable*
- ◆ *Built-in cabinetry in all closets (Allowance as per standard plans specifications.)*
- ◆ *8 Foot interior doors*
- ◆ *Crestron – PYNG SMART Home System – (Base unit with Thermostats)*
- ◆ *Electrical Outlets – As per SFBC requirements*
- ◆ *Basement storage area – over 400 SF*

Electrical

- ◆ *Underground utilities*
- ◆ *Recessed lighting fixtures throughout*
- ◆ *Exterior security lights and GFI outlets for future landscaping*

Construction Details

- ◆ *Steel Construction and heavy gauge metal framing*
- ◆ *Concrete foundation and slab*
- ◆ *9 feet high / low maintenance, impact resistant aluminum doors*
- ◆ *Low maintenance impact resistant windows throughout house*
- ◆ *Decorative louvers on front elevation*

Community

- ◆ *Coconut Grove – low traffic street.*
- ◆ *Walkability to downtown Coconut Grove shops and restaurants.*
- ◆ *Top quality public and private schools within walking distance*