



**3221 Calusa Street Coconut Grove, FL 33133**  
**Standard Specifications**  
**4 Bedrooms & 3 Full Bathrooms**  
**Total SF 3,470 / Adjusted SF 2,910**

**General Home Features**

---

**Site**

- ◆ 7,910 SF Lot (70 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**

- ◆ Solid Wood flooring
- ◆ Living and Family with sliding glass doors – Views to large wood deck and lush garden
- ◆ Linear air conditioning grills

**Kitchen**

- ◆ Italian porcelain floors
- ◆ Italian made Imported custom cabinetry
- ◆ Quartz countertops
- ◆ Miele & Thermadore Built-In Appliance Package  
Refrigerator Miele K1801V1 -30" Freezer F1411V1 /Gas Cooktop SGSX365FS-36"/Dishwasher- HWHD440MPR/Micro-MBES

**Laundry / Storage Room & Auxiliary Building**

- ◆ Over 200 SF Laundry Room with Cabinetry and built-in sink
- ◆ Over 150 SF Storage area with Shelving
- ◆ Italian porcelain floors
- ◆ Samsung Front Load Washer / Dryer
- ◆ Fully air conditioned area located between carport and kitchen
- ◆ 160 SF auxiliary concrete building located in rear yard for additional storage

**Wood Patio Deck**

- ◆ Over 400 SF Elevated wood deck with mature Oak Tree as center piece
- ◆ Florida keystone patio area
- ◆ Bar-B-Q area with direct gas line hook-up
- ◆ Plenty of room for a swimming pool available as an upgrade

**Bedrooms**

- ◆ Master - spacious walk-in closet with built-in cabinetry
- ◆ Built in closet cabinetry in all bedrooms
- ◆ Solid wood flooring

**Baths (3 Full)**

- ◆ 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

#### **Energy Saving Features**

- ◆ 2 -High efficiency central air conditioning units
- ◆ 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
- ◆ Crestron – PYNG SMART Home System – (Base unit with Thermostats)
- ◆ Electrical Outlets – As per SFBC requirements

#### **Electrical**

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

#### **Construction Details**

- ◆ Car Port - Steel Construction and heavy gauge metal framing
- ◆ Concrete foundation and slab
- ◆ Low maintenance, impact resistant aluminum doors
- ◆ Low maintenance impact resistant windows throughout house

#### **Community**

- ◆ North Coconut Grove – low traffic – Cul-de-sac Street.
- ◆ Walkability to downtown Coconut Grove parks, shops and restaurants.
- ◆ Top quality public and private schools within walking distance