



Guard House



Community Tennis Courts



NOW AVAILABLE!

ISLAND COTTAGE

A unique cottage-style residence now available in Indian River Shores.

Nestled in The Shores, a secluded, river-front community, known for its brick roads and ancient oaks, a new quality custom home awaits. Featured are a large great room, gourmet kitchen, extensive outdoor living area, sunroom, private office, 3 bedrooms and 3.5 baths. A custom pool & spa, large deck area, separate brick patio off of the sunroom, and spectacular lake views offer the ideal Florida lifestyle.

ISLAND COTTAGE:
100 LOBLOLLY REACH DR.
INDIAN RIVER SHORES,
FLORIDA

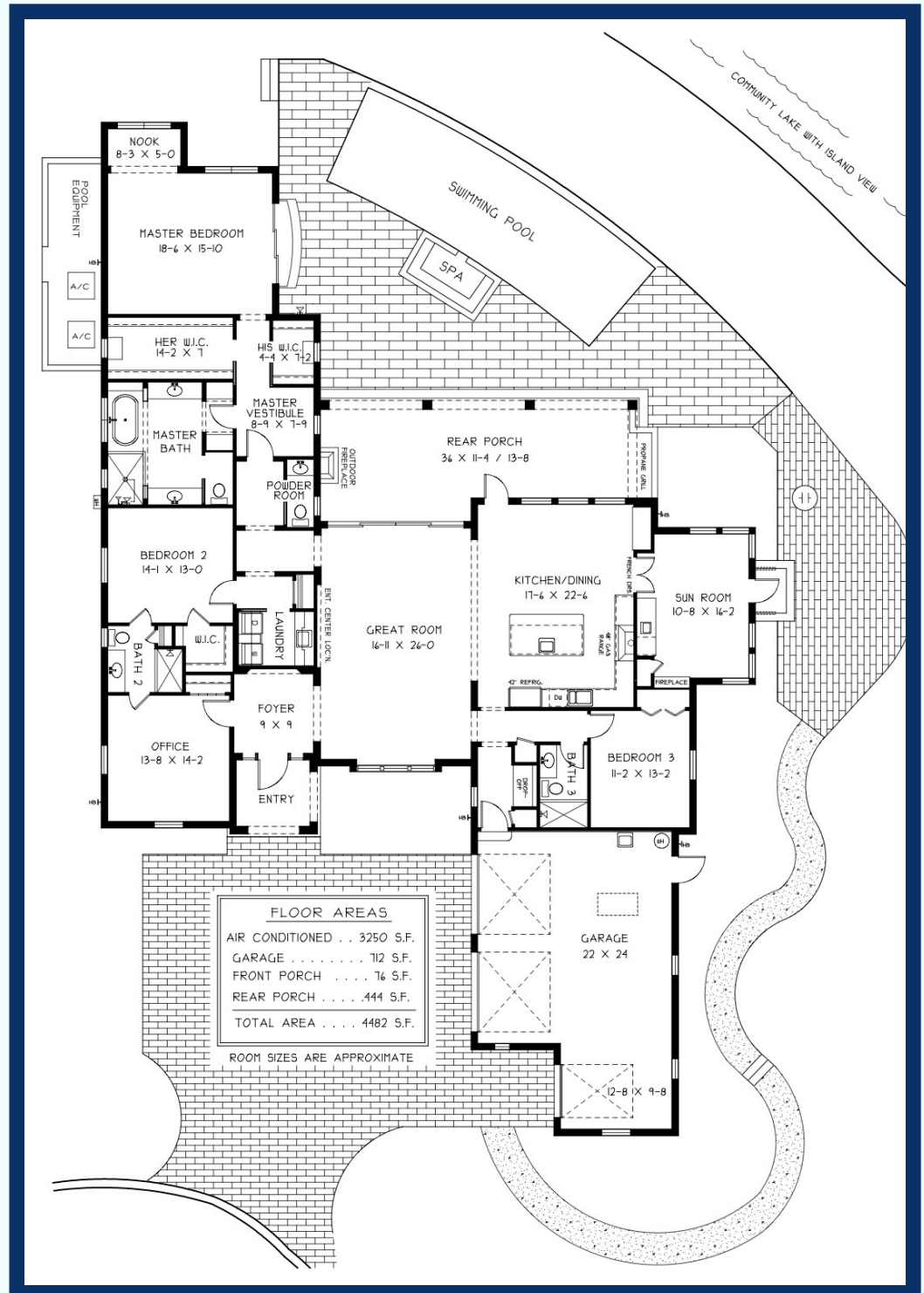
WELCOME TO THE SHORES

A private, gated & beautifully landscaped riverfront community with brick paver roads, tennis courts & ancient oak trees in Indian River Shores, FL.

Island Cottage

embodies the spirit of the Anglo-Caribbean style, with its flat tiled roof, traditional styled windows, and board and batten shutters, accentuated by a cottage flavor all its own. The brick paved motor court leads to a two and one half-car garage featuring side entry 8' tall carriage style garage doors. The main entry, with custom designed mahogany door and sidelights, welcomes you to the detailed interior beyond.

Custom millwork and finishes accentuate the architecture of this well appointed brand new custom home in The Shores.



AMAZING INTERIORS

A St. Clair Builders speciality for over 36 Years.

A Large Great Room for Casual Lifestyles

Beyond the mahogany entry doors and a classically proportioned foyer, lies the 17' x 26' great room. The beamed ceiling, open to a large window-lit dormer, gives traditional cottage appeal to this grand space.

Across the rear are large sliding glass doors and large windows facing the outdoor living room, pool and lake beyond. Custom millwork accentuates the great room, as is the case throughout the home.

Gourmet Kitchen

The large kitchen in the Island Cottage is well equipped for cooking and entertaining on a grand scale. The dramatic focal point is a tall chimney hood which rises to the 12' high beamed ceiling. Beneath the hood lies a 48" wide GE Monogram dual-fuel range. A 42 inch Monogram built in refrigerator, a microwave drawer, and separate vegetable sink are among the offerings.

Custom cabinetry and natural stone countertops accentuate the island feel of the room. The gourmet kitchen is open to the large dining area, and both enjoy spectacular views of the community lake beyond the pool and outdoor living area. Within the dining area lies a custom built-in cabinet with substantial storage for additional dishes or pantry items. Between the dining area and the kitchen, a pair of French doors accesses the adjacent sun room on the north side of the house.

Master Suite – A Luxurious Retreat

Privately situated at the rear of the home, the master suite features a double-coffered ceiling and dramatic sliding glass doors leading to the pool area. Large windows provide views of the beautiful community lake. A cozy nook at the rear of the bedroom is perfect for a desk, a sofa or a reading chair. The master bath is naturally lit by windows over the Roman tub and above the shower. Walls of tile, elegant wood cabinetry and a unique arched ceiling make it one of the many rooms that distinguish the Island Cottage from other homes.



Sun Room with Wet Bar

The sun room is filled with natural light, and features a beamed ceiling with tongue and groove boards. The wet bar has ample room for bottle storage, with a bottle cabinet and a Zephyr under-counter beverage fridge. It's a great spot for reading, conversation or watching tv. A gas fireplace in the corner completes this well thought out space, offering a touch of warmth on chilly winter mornings. A French door leads out to the brick patio on the north side of the house, with views of the landscaped surroundings.

Den

The comfortably sized den is well appointed with two large windows, crown molding and chair rail trim. Two beams accentuate the coffered ceiling. This room can serve as an office or tv room. It also has a closet and access to a full bath, providing the option to use it as a fourth bedroom.

Outdoor Living

Entertain in Beautiful Surroundings.

This area is perfectly suited for both relaxing and entertaining, with its deep covered lanai and natural finished tongue and groove cypress ceiling. The large sitting area has an elegant outdoor fireplace, great for an evening by the pool. A separate dining area has a custom built-in barbecue and space for a large table.

Beyond the covered lanai lies a unique custom design salt water swimming pool with spa and natural stone decking. A beautiful lake fills the view, set against a decorative bridge and frequented by a diversity of birds and wildlife. On the north side of the house is a separate brick patio, connected by walks to both the pool area and garage. Tree canopied and surrounded by landscaping, the patio is the ideal place to commune with nature.

PREMIUM FEATURES

Construction Features

Concrete block construction, tile roof, sprayed foam attic insulation (sealed attic system), all impact glass windows and doors, fiberglass French doors with insulated impact glass, and R-9 system value foam block-fill wall insulation at air conditioned areas.

Architectural Features

Tile and wood floors throughout, mahogany impact glass entry door and sidelights, Baldwin door hardware, natural stone pool and patio surface, extensive custom millwork, exceptional kitchen cabinetry, and beautifully finished natural cypress porch ceiling.

Equipment and Convenience Features

High quality GE Monogram appliances, wired security system, (2) 16 SEER Lennox air conditioning systems with heat pumps, (1) propane tank-less water heater, (1) 80 gallon high efficiency hybrid water heater, dual-power range, propane exterior rated fireplace, 500 gallon buried propane tank, pool with spa, free-standing tub, and extensive low voltage wiring to a central panel are among the many high quality equipment features included.

*Subject to changes in specifications and/or prior sale.
Information deemed accurate but not warranted.
State Certified General Contractor #028565*