

BEACON HARBOUR UNIT 101

1660 South Bayshore Court, Coconut Grove, Florida

Features

Overview

- Beacon Harbour | Guard-Gated Boutique 10-Unit Condo Building Completed in 2004
- Waterfront Enclave Situated Along Open Waters of Biscayne Bay
- Expansive Floor Plan Custom Redesigned From Developer Plans
- Home Square Footage:
 - Living: 3,812 Square Feet / 354 Square Meters
 - Terrace: 575 Square Feet / 53 Square Meters
 - Total: 4,387 Square Feet / 408 Square Meters
- Private Elevator and Exclusive Entrance Foyer with Soothing Water Feature
- 4 Spacious Bedrooms
- 4 Spa-Like Bathrooms
- Custom Bamboo Flooring with Natural Stone Inlays Throughout
- Floor-to-Ceiling Hurricane-Impact Windows and Doors Throughout
- \$100,000+ Smart Home Entertainment Systems
- Gourmet Kitchen with Chef's Island and Wolf French Gas Cooktop
- Spectacular Master Suite with Truly Resort-Style Spa Bathroom
- 3 Terraces with Panoramic Views of Biscayne Bay
- Parking: 3 Secured and Covered Parking Spaces
- Heated Bayfront Lap Pool
- Fitness Center Overlooking Biscayne Bay
- BBQ Area and Summer Kitchen
- Deep-Water Marina
- Offered Turnkey at \$3,950,000

Residence Features

- Expansive bespoke floor plan custom redesigned
- Private elevator
- Exclusive entrance foyer with soothing built-in water feature
- Windows
 - hurricane-impact resistant
 - energy efficient
 - hand-painted faux wood finish window frames
 - custom wood blinds
- Full Glass Doors
 - hurricane-impact resistant
 - energy efficient

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- Interior Doors
 - custom wood
 - custom wood pocket
 - French glass insert
- Floors Throughout Common Areas
 - bamboo with natural stone inlays and 4" wood baseboards
- Ceiling Height
 - 10 feet
- \$100,000+ Smart Home Entertainment
 - Control 4 system
 - Lutron custom lighting
 - Sonos surround sound system and custom Bang & Olufsen floor speakers
- Gourmet Kitchen
 - expansive custom-designed layout
 - stainless-steel countertops and mosaic-tiled backsplash
 - custom wood cabinetry
 - chef's island boasting Wolf French gas cooktop offering ample storage space
 - premium stainless-steel appliances include refrigerator, double ovens and microwave
 - built-in Uline wine cabinet and beverage drawers
 - direct views of Biscayne Bay
- Great Room/Dining Room
 - expansive versatile space
 - fine billiards table
 - custom wood built-in bar island
 - fine, custom-designed high-top sushi dining table
 - direct views of Biscayne Bay and marina
- Living Room
 - 63" Samsung flat-screen mounted television
 - two, 22" Samsung flat screen mounted televisions/monitors
 - electric window treatments
 - direct views of Biscayne Bay and marina
 - electric blackout shades
- Master Bedroom
 - floor-to-ceiling glass windows & doors showcase direct-water views
 - cozy built-in seating nook
 - master walk-in closet
 - 37" Samsung flat-screen mounted television
 - bamboo flooring with natural stone inlay
 - electric window treatments, including blackout shades
 - terrace overlooking swimming pool and marina

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- **Master Bathroom**
 - truly spa inspired
 - glass-enclosed wet room with stone slate and marble walls, bamboo flooring, steam room, hot towel racks, his and hers rain showers and seating area with soothing water jets for your back
 - separate his and hers vanity sinks with slate slab countertops
 - her vanity boasts makeup seating area
 - separate frosted water closet with toilet and Toto urinal
- **Bedroom 1**
 - bamboo flooring
 - walk-in closet
 - 22" Sharp flat-screen mounted television
 - ceiling fan
 - terrace
 - ensuite bathroom
 - custom vanity
 - custom countertops with mosaic-tile backsplash
 - bathtub/shower combination with mosaic tiling
 - bamboo flooring
- **Bedroom 2**
 - currently used as office
 - custom wood and French glass doors
 - ceiling fan
 - neutral berber carpet
 - ensuite bathroom
 - wood vanity
 - stainless-steel countertops
 - glass-enclosed shower
- **Bedroom 3**
 - currently used as office
 - custom wood and French glass doors
 - 42" Panasonic flat-screen mounted television
 - ceiling fan
 - neutral berber carpet
- **Powder/Full Bathroom**
 - currently utilized as a powder room, but includes full hook-ups for shower and/or bathtub
 - stone walls and vanity accent Mother of Pearl
 - custom built-in pockets for art installation
- **Laundry Room**
 - Stone and wood countertop

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- front-load washer
- front-load dryer
- Parking Garage
 - 3 secured and covered parking spaces

Additional Features

- New A/C System
 - 2017
- New Roof
 - 2017
- Security
 - ADT
- Residence offered fully furnished including flat-screen televisions, Smart Home Technology and a \$500 gift certificate for training of Smart Home systems by Seller's technician. Excluded in sale: all art pieces including, but not limited to, all hanging wall art and installations, in addition to table in entrance foyer, wooden wagon in bedroom 1 and expandable wooden desk in bedroom 2.

Beacon Harbor Building Features and Amenities

- Located along Biscayne Bay in the most desirable neighborhood in South Florida
- 5-Story Gated Enclave of only 10 Residences
- Security with Long-Time Trusted Staff
- Exceptional Amenities overlooking Biscayne Bay
- 60-Foot Heated Lap Swimming Pool
- Bayfront Hot Tub
- Fitness Center with Cardio Equipment and Free Weights
- Summer Kitchen and Dining Under Pergola Overlooking the Pool and Bay
- Deep-Water Marina with 8 Boat Slips that Accommodate up to 68 Feet in Length and 22 Feet in Width

Exclusively Marketed by:



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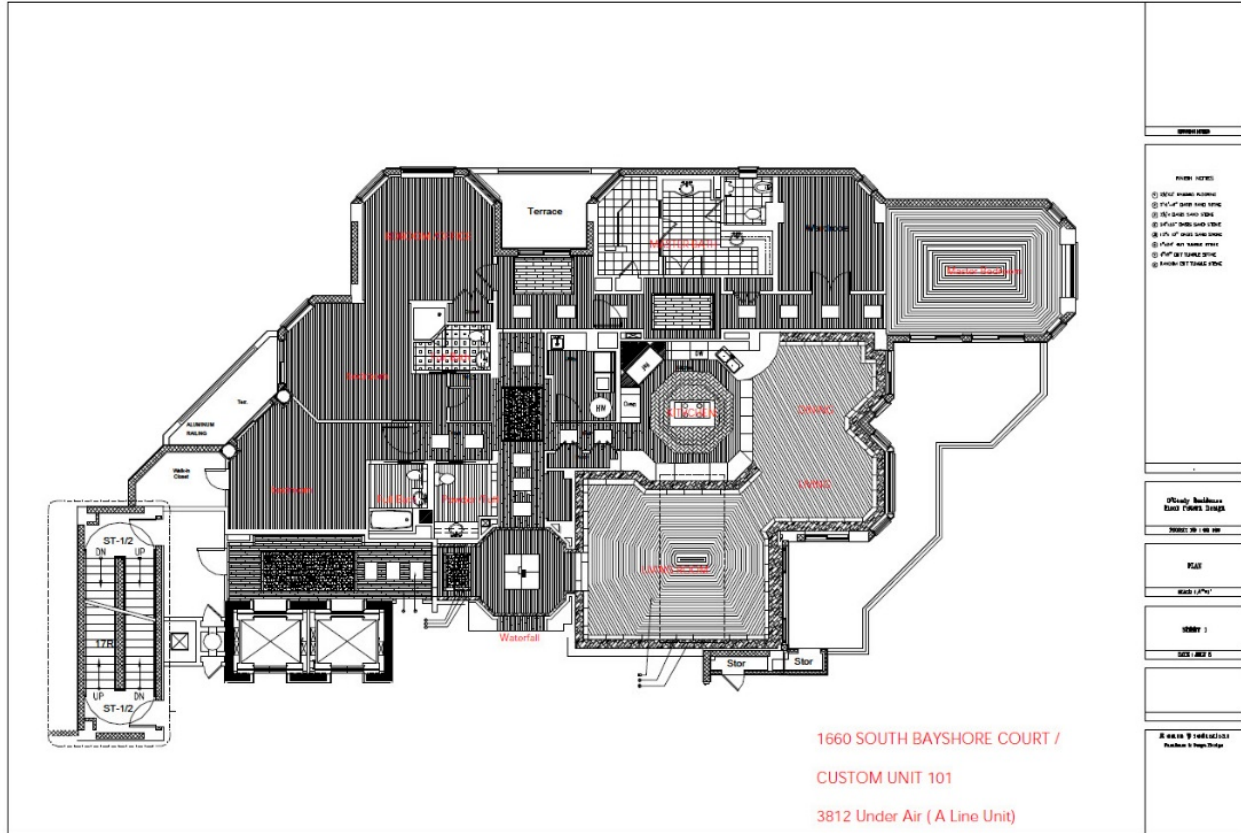
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Custom Floor Plan of Redesigned Residence



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Google Maps View of Beacon Harbour

