

## LUXURY RESIDENCES

These elegant four- and five-bedroom residences feature a dramatic two-story great room overlooking the pool and the Caicos Banks. The main house has four oceanfront en suite bedrooms, a handcrafted infinity pool, and a lush courtyard with outdoor kitchen. Certain lots include a courtyard plunge pool and spa, one-bedroom guest house, and family/flex room. Each residence has a built-in overlook at the iron shore edge and a grotto beach.

### INTERIOR FEATURES

- Custom hurricane-rated windows and sliding doors
- Custom cabinetry throughout
- Quartzite natural stone slab countertops
- Sub-Zero® and Wolf® appliances, including wine tower and built-in espresso maker
- Kohler® and Kallista® kitchen and bath fixtures
- Limestone and wide plank wood flooring
- Hand-applied plaster and coral stone wall finishes
- Wet bar on the main terrace

### EXTERIOR FEATURES

- All poured concrete and concrete block structure
- Exterior finishes include oolitic limestone cladding, hand-applied stucco
- Oceanside infinity pool with Bali stone tile
- Courtyard with beautiful outdoor living spaces
- Outdoor kitchen and dining
- An intimate beach
- Built-in seating and fire pit on the iron shore overlooking the ocean
- Lush custom landscaping

### SUSTAINABILITY

- Solar Energy system with Canadian Solar Panels and Tesla Powerwalls
- Smart home technology - security, audio visual, thermostats, lighting, irrigation
- Energy Star-certified appliances
- South-facing homes with extensive shade structures
- Home oriented to prevailing breezes and designed with flow-through ventilation
- Graywater irrigation system
- On demand tankless water heater
- Pool water heated by thermal solar with propane supplement
- Pool heated by thermal solar



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