

# 10050 Heckscher Dr - Features List

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## Residence

- Waterfront, energy efficient home with direct views of the Atlantic Ocean
- ICF (insulated concrete form) concrete and rebar wall construction
- Home constructed on concrete and rebar pilings on buried concrete pads
- First floor elevation several feet above 100 year flood requirements
- Commercial grade standing seam galvanized metal roof on house and detached garage
- Powder coated aluminum Bahama shutters and back porch awning
- All porch decks are Brazilian teak hardwood (Cumaru)
- All windows and doors are hurricane impact rated (no requirement to shutter during storms)
- Exceptionally low insurance premiums due to construction specifications and quality
- Home pre-wired for emergency generator
- Home artesian well with water softener and water treatment systems
- Rinnai tankless water heater
- Two matched, independent Trane a/c systems for first and second floor
- Detached 2 car garage with work area - CMU block construction and standing seam metal roof
- Detached greenhouse
- Deep water pier with 10,000 lb covered boat lift, stainless steel motors, cables and standing seam metal roof - minutes to ocean and intercoastal

- Pier withstood hurricanes due to construction specifications, piling circumference and close piling spacing
- 17,000 gallon salt water in-ground pool with smooth pebble interior finish
- Expansive landscaped 535' long lot away from road and noise
- Interior moisture and climate resistant solid strand bamboo flooring throughout
- Two modern vented propane fireplaces (living room and master sitting area)
- Ceiling fans throughout
- All bedrooms with private full bath
- 60" Wolf propane range with full size double ovens
- 48" Sub- Zero Pro 48 refrigerator
- Two Sub-Zero wine chillers (427R 76 bottle with beverage drawers and a 424L 46 bottle)
- Bosch dishwasher