

## 6465 SW 83 STREET- List of Features

### Highlights

- ❖ 6 Beds + Upstairs Loft Space
- ❖ 6.5 Baths
- ❖ Interior Courtyard
- ❖ A/C Living Area: 4,685 SF
- ❖ Garage 446 SF
- ❖ Entry, Terraces & Balconies 1,082 SF
- ❖ TOTAL SF 6,213 SF
- ❖ Lot Size: 10,650 SF
- ❖ Year Built: 2023/ New Construction

### FIRST FLOOR:

- **Kitchen**
  - Custom made Italian Design Cabinets
  - Stone Counter Tops
  - Walk in Pantry room with wooden cabinets
  - Thermador Refrigerator 30" with Home connect & Freezer 18" with Home connect
  - Thermador Wall & Microwave Oven Combo
  - Thermador Dishwasher
  - Thermador 36" Electric cooktop
  - Designer Stainless Steel Sinks and Designer Faucet- Main kitchen sink
  - Designer Stainless Steel sink and Designer Faucet- Prep Island kitchen sink
- **Living/Dining Room/Foyer**
  - 10 Feet Ceilings
  - Speakers
  - Overlooks Interior Courtyard
- **Family Room**
  - 10 feet Ceilings
  - TV Wiring
  - Ceiling Speakers
- **Guest Bedroom**
  - Overlooking terrace, gardens, & pool
  - Custom made closet
  - Full private bath
- **Office/Den/Additional Guest/Bonus Room**
  - Overlooking pool & terrace
  - Full private bath
  - Custom made closet space

## SECOND FLOOR:

- **Master Bedroom**
  - 9'4 Feet Ceilings
  - Walk in Closet with Custom made wood cabinets
  - Cat 6 Wiring
  - TV Wiring
  - Large Private Balcony overlooking backyard
- **Master Bathroom**
  - Hansgrohe Shower: 1 Shower head, 1 rain shower, 1 hand shower
  - Toilet & Bidet
  - Two separate vanities with sinks, designer faucets
  - Stand-alone Soaking Tub with designer water faucet
  - Large paved Private Balcony
- **Three Additional Bedrooms, each with full private bath & walk in closet**
  - 9'4 Feet Ceilings
  - TV Wiring
- **Laundry Room**
  - Modern Cabinets
  - Washer & Dryer (Front Loaders)
  - Sink and Countertop

### Central Air Conditioner

- 2 Rheem A/C Units 4.0-ton 16 SEER
- Linear Diffusers throughout entire home, not just common areas

## EXTERIOR

- **Pool**
  - 13' X 25' Diamond Brite Finish with Ceramic Water Line Tile
  - LED Multicolor Ambient Lights
  - Jandy Pool Equipment
  - Pool deck pavers

### SPECIAL FEATURES & EXTRA SPECS

- Centralized Alarm System
- Security Camera System
- Gated entrance- motorized
- 4" LED High Hats Throughout
- Garage Door with electric motor | Miami-Dade County Approval Hurricane Door
- Impact Windows & Doors with Miami-Dade County Approval
- Paved Driveway & Pool Deck Pavers
- 3 Water Heaters Tankless
- New Septic Tank
- Wall insulation R.4.1 Foil