

THE "GEM" OF AMELIA ISLAND

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Magnificent Mediterranean Style House on a Spectacular Ocean Site

All the Amenities and Hurricane Compliant

4244 South Fletcher Ave, Fernandina Beach, Florida 32034

Year Construction Completed **2008**

Architect---**John M Cotner** Builder—Customs Homes Co.---**Phillip Smith**

Ocean Lot Size = **.81 Acres** (75 ft x 470 ft) with City Water, Sewer, and Electric.

Number of Rooms = **23**---Including **4 Bedrooms, 5 Full Baths and 2 Half Baths**

The Master Suite is on the First Floor. In Addition, there are **12 Closets**.

Size of Improvements: Approx Sq Ft Cum Sq Ft

House Conditioned Area-----	= 5,860 -----	= 5,860
Garage-----	= 795-----	= 6,655
Porches and Patios-----	= 2,405-----	= 9,060
Other Paved Surfaces-----	= 2,900-----	= 11,960
Private Walkover to Beach-----	= 1,440-----	= 13,400

Total Improvements Approximately = **13,400 Sq Ft**

Inside Features

Elevator---3ft x 5ft with Hydraulic System and Many Safety Features.

Two Tankless Hot Water Heater Systems (Rinnai), One for Each Side of the House.

Two Heat Pump Systems---High Efficiency , One for Each Floor.

Ceiling Height---Ten Feet First Floor, Vaulted to Ten Feet Second Floor.

Combination Ceilings---"Tray" First Floor, "Vaulted" Second Floor, "Coffered" Great Room

Venetian Plaster Walls---Center of House (both levels), Dining Room, Great Room, Lounge.

Wood Floors---Australian Cyprus---Throughout Most of the House.

Custom Cabinets and Built-ins Throughout---With Baroque Glass.

Granite Countertops.

Window Treatments---Combination of Plantation Shutters and Silhouettes.

Ceiling Fans---All Bedrooms, Great Room, Lounge, and Upstairs Office.

Wine Room---Completely Insulated and Environmentally Controlled.

Fire place---Propane.

Central Vacuum System---Including the Garage.

Water Softener---Entire House---Special Purified Water for Ice Makers, Wet Bar and Full Bar.

Security System---Doors and Windows Hardwired, Detectors for Motion, Glass Break, Gas.

Music System---All Major Rooms, Porches, Patios, have Dual Stereo Speakers---all have In-wall Volume Controls---Music is Programmable via Two In-wall Touch Screen I-Pads.

Computer Network and Telephones---Wiring to All Rooms and a Wi-Fi Network.

12 TV's---Two Large Screen, Four Medium Screen, Six Small Screen.

18 Appliances: Two---Refrigerator/Freezer/Ice Makers, Ovens, Dishwashers, Laundry Washers, Laundry Dryers.

One---Microwave, Cook Top, Garbage Disposal, Beverage Center, Ice Maker, Wine Cooler, Garbage Compactor, Upright Freezer.

Electrical Backup Generator---Automatically Restores Power in Case of City Power Failure.

Property Features

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Outside Features:

Beautiful Landscaping---Court Yard, Fountains, Extensive Accent Lights, 16 Palm Trees.

Pool and SPA with Fountains---Mediterranean Style, Programmable From an Inside Wall

Display or I-Phone, Automatic Cleaning System, Automatic Water Level Control, Heated by a Propane Heater, LED Colored Lights, Jets, and Bubbler in SPA.

Private Beach Walkover---From House to Ocean with a Seating Area and Flag Pole.

Property Entirely Enclosed---Wall in Front and Sides with Fence in Back and Sides.

Covered Walkway---From Garage to the House.

Lawn In-Ground Sprinkler System---Programmable Seven Zone System, Complete Coverage.

Walled Equipment Areas---One Area for Two Heat Pumps (one for each Floor).

One Area for Pool Equipment, Wine Compressor, Backup Electrical Generator and Storage.

Oversize Two Car Garage---Includes Large Storage Area, Central Vacuum System,

Water Purification System, Cabinet with Sink, Upright Freezer.

Large Porch (Second Floor) And **Patio** (First Floor) Overlooking The **Ocean** with a Spiral Stairway Connecting the Two.

Construction Features:

Hurricane Compliant

Sited 21 Feet Above Mean Sea Level.

Built on Concrete Reinforced Pilings.

Concrete Reinforced Block Walls.

Steel Beams and Columns.

All Doors and Windows Hurricane Compliant.

Integrated House and Pool Foundation

Tile roof on House and Garage.

Copper Gutters and Downspouts.

Concrete Trim---Windows, Doors, Columns.

Foam Insulation ---Fuel Efficient and Quiet

"Cool Tile"---on all Porches and Patio.

Driveway Pavers on a **Concrete** Foundation.

Slate Walks on a **Concrete** Foundation.

Beach Walkover with **Composite** Decking and Railings

Room Arrangement:

First Floor:

Master Suite --Bedroom, Two Full Baths, Exercise Room, Two Walk-In Closets.

Dining Room, Great Room (Home Theater), Pantry (Walk IN), "Her" Office.

Pool Bath (Half), Power Room (Half), Laundry Room (Full), Breakfast Nook.

Kitchen Two Refrig, Two Ovens, Cooktop, Microwave, Dishwasher, Disposal.

Wet Bar Wine Cooler, Trash Compactor.

Five Additional Storage **Closets**---**Upright Freezer** in Garage.

Second Floor:

Three Bedrooms, Three Full Baths, "His" Office, Laundry Room (Full).

Wine Room Insulated and Temperature Controlled, (Approx. 575 Bottles).

Lounge Room with Home Theater.

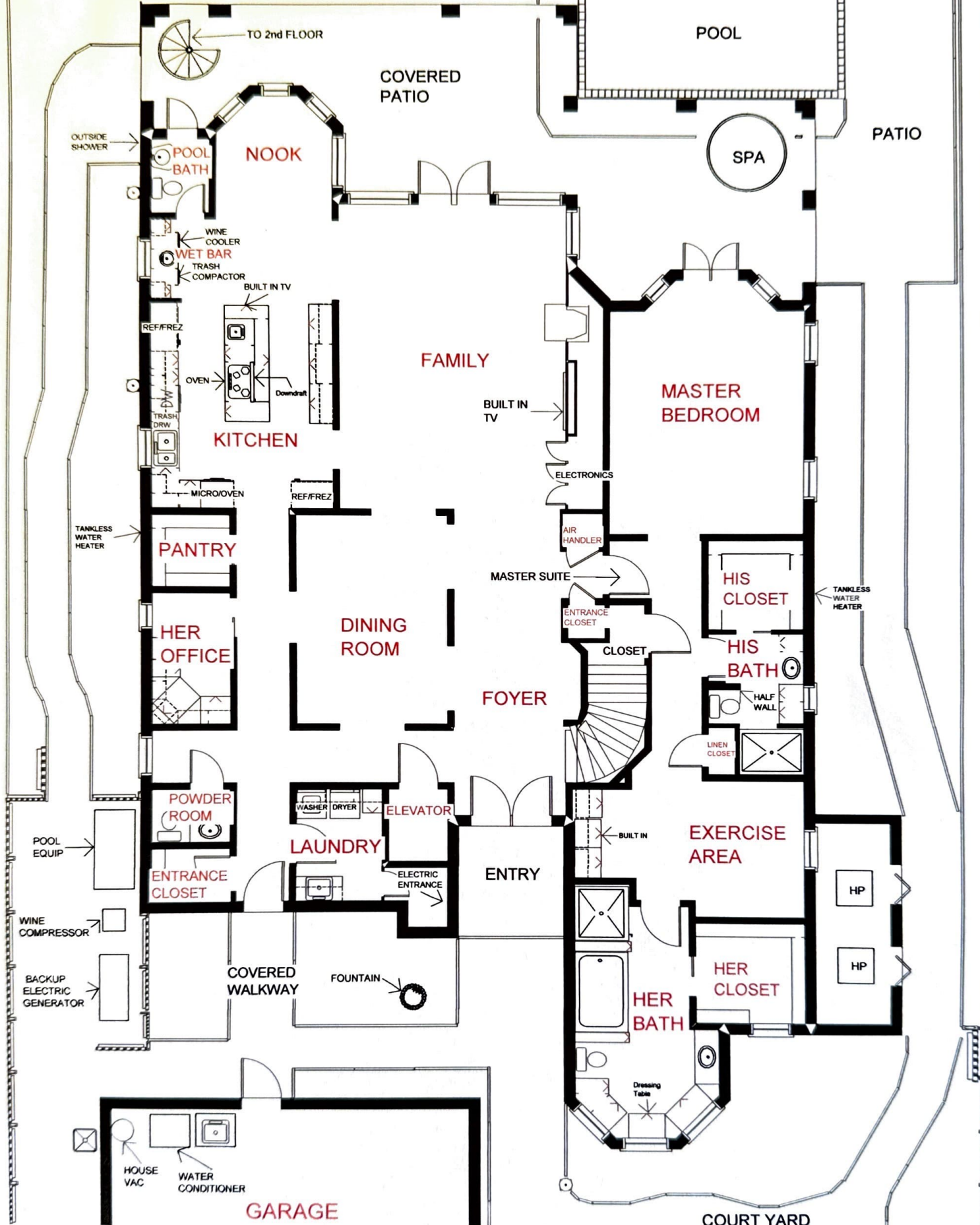
Full Bar Overlooking the Ocean with Ice Maker, Beverage Center, Dishwasher, Sink.

Five Storage **Closets**.

4244 S FLETCHER

PRIVATE WALKOVER TO OCEAN

1ST FLOOR



2ND FLOOR

