

WHITE CAPS on Las Olas
SPECIFICATIONS
\$ 4,375,000.

ADDRESS: 212 S. Gordon Road (A.K.A. Navario Isle)

CITY: Fort Lauderdale, 33301

PROPERTY: Lot 3, Block 2
NAVARRO ISLES
Plat Book 15, Page 40, B.C.R
130' X 51' (0.1492 Acres)

WATER FRONT: YES
LAGO KAREN CANEL
No Fixed Bridges
~ 5' Low Tide

HOME SF:

*Gross SF	7,280 SF
Living SF (A/C)	4,554 SF
Garage/Storage	749 SF
Elevated Terraces	1,977 SF

* ALL SF CALCULATIONS ARE ESTIMATED

BEDROOMS/BATH 3 BR – 3.5 BATH
Master Suite and Bath
Guest Suite and Bath
Second Master Suite and Bath
Main Floor Powder Room

KITCHEN: Nolte w/ Compact Quartz
Jenn-Air Appliances
Gas Range
Walk In Butler Pantry

LOFT: Living Room
Loft Office

LAUNDRY: First Floor
Electric Dryer

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SPECIFICATIONS (page 2)

<i>ELEVATED TERRACES:</i>	<i>(4) Roof Top West Loft Second Master (Main Living, 2nd floor) West Main Level (Covered)</i>
<i>GARAGE</i>	<i>Enlarged 2+ car Work/Hobby counters</i>
<i>ELEVATOR:</i>	<i>Yes Three Stop Hydraulic (remote pack) Finished space</i>
<i>POOL:</i>	<i>Pool w/ Infinity SPA Heat Pump Jandy Controls w/Remote Auto salt chlorination system</i>
<i>DOCK:</i>	<i>Dock/Deck 51' Wide Deck w/ Dock 100 AMP power pedestal w/ water Multiple Yacht dockage 100' + in length (Med Style)</i>
<i>SAFE ROOM:</i>	<i>Also serves as a storage closet HVAC</i>
<i>FEATURES:</i>	<i>Mitsubishi "Multi – City" HVAC. (6 Zones) Lutron Lighting Primarily LED Lighting Home Automation YKK Window/Door system Viricon Impact Glass (Blue) Electric Shades Generator Ready</i>