

Writer: NOREEN COMPTON

noreen@comptoncreative.com

REAL ESTATE BROCHURE COPY

Location:

Picturesque Bay Point provides the optimal setting for this spectacular waterfront home. The community of Bay Point is one of the most coveted in all of South Florida and is noted for its privacy, meandering streets and serene ambiance. It is also one of the most prestigious communities in the United States.

Bay Point is very conveniently located, less than ten minutes by car from downtown Miami and South Beach, and within twenty minutes from most other major centers in Miami, such as Coral Gables and Aventura. Gated, walled and patrolled on a 24-hour basis, Bay Point offers a distinctive upscale and uplifting lifestyle.

Property:

Only a select few homes are sited directly on Biscayne Bay, and there is rarely an available offering. This home offers a unique stature and location. Located on Sabal Palm Rd., one of the most exclusive streets in the United States, this unique piece of bay front property boasts a 198 ft. seawall. You'll catch the most amazing views looking east across the wide expanse of Biscayne Bay. Getting up early will be a joy once you view the beautiful sunrises to be seen and cherished here at this private location.

This grand dame of Bay Point was built in 1936 and was later expanded and upgraded. A luxury estate that sits back from the street, it has a large semi-circular driveway to accommodate a number of vehicles. It offers 7,206±SF of living space on a .94 acre lot.

As one of the finest of waterfront residences, all the amenities to enjoy waterfront living are here. The rectangular swimming pool will entice and provide much-needed relaxation. For your convenience, the vine-covered cabana has a full bath and a kitchenette. The tree-shaded courtyard is perfect for entertaining or just passing the time.

Residence:

You will be entranced as soon as you enter the gallery-type foyer and see the impressive, beamed ceiling. Step to the right and view a quaint circular room offering oceans of light, a perfect space for a small office. Throughout the home are gleaming hardwood and marble flooring.

The Florida room is beautifully well-lit and features French doors plus views of the courtyard, cabana and pool. The formal living room has a warming fireplace and leads into a paneled family room with unparalleled views of the exquisite courtyard on one side and the glistening bay on the other. Not to be outdone, the large formal dining room also offers French doors and marvelous looks at the water.

Chefs, both professional and amateur, will love the oversized, updated gourmet kitchen featuring an informal eating space. For extra convenience, there is huge pantry storage adjacent to this eat-in area. The appliances are top-of-the-line, including Viking and Sub-Zero. The solid wood custom cabinetry, granite countertops and the center island add to the allure.

The renovated master suite occupies the entire second floor of the main house, affording the most in privacy. The separate his/hers baths feature beautiful dark wood cabinetry and granite. His bath features a marble shower. Her bath features a Jacuzzi tub overlooking the pristine waters of Biscayne Bay. The master bedroom's French doors lead to a lovely terrace offering spectacular views. The master suite continues to impress with a separate sitting room and his/hers custom closets.

A delight for those with children or frequent guests, this home offers a separate 3-story children's wing. The first floor houses a 2-car garage, a maid's room, laundry room and a large recreation room with bay views. The second floor has 3 bedrooms and 2 baths, and the third floor offers an additional bedroom and bath. This is truly a world-class home.