**Renaissance Investments**

**New construction Project at 210 Captain’s Walk, Unit 718**

**Delray Beach Florida 33483**

**Lewis Legon- Principal**

**Patricia Berking-Designer**

**G&G Construction--Saulo Sampaio GC**

**Real Estate Partner-Lang Realty- Grettie Sutton, Listing Agent**

**Project Overview:**

Captain’s Walk is a quaint ‘neighborhood’ within the *Pelican Harbor Home Owner’s Association,* located on the C15 canal, part of the inter-coastal waterway system in south Delray Beach. Known as a boater’s community, Pelican Harbor is a beautiful, well maintained community with lots of amenities; lighted tennis courts, two pools, a marina, club house, a gym and more. It is composed of single family homes as well as handsome row house condominiums.

This waterfront, new construction unit by Renaissance Investments has undergone a comprehensive, gut renovation. The unit has 1,512 sq. ft. and contains 2 large bedrooms, 2 ½ bathrooms, an ‘open’ kitchen, dining and living room floor plan. There is a large balcony overlooking the inter-coastal as well as your own deeded boat slip (accommodating up to a 35’ ft. boat). The master bedroom and guest bedroom suites have been completely redone. The kitchen and the 3 bathrooms have been gutted to the studs. All surfaces have been entirely renovated; flooring, ceilings and walls. A new wet bar has been added to the living room area for hosting and entertaining.

**Summary of interior improvements:**

Complete removal of popcorn ceilings

New ceilings in the kitchen, dining and living room to accommodate LED recessed lighting

All new luxury tile flooring throughout

Complete renovation and rebuild of the staircase connecting the living area and bedroom level using red oak stair treads, contemporary balusters and new oak hand rails. The staircase also has LED lighting for safety and a dramatic, upscale effect.

New designer lighting throughout

New doors throughout; single panel 1 3/8” solid core with Baldwin contemporary lever handles

Completely new kitchen, and bathrooms

Hurricane shutters are in place

The unit has been newly painted using Benjamin Moore paint; 1 coat of primer and 2 finish coats

**Kitchen**

The kitchen has been gutted to the studs

New all wood custom cabinetry.

Pot Filler over the kitchen stove

Expanded opening between the kitchen and dining room creates an open concept and feel for attractive schematic design

New quartz countertops with a large counter top between the kitchen and dining area. Accommodates 4-5 bar stools for dining

New state of the art Bosch Appliances; electric oven, counter depth refrigerator, dishwasher and microwave with convection features/options

All new plumbing and electrical

Stunning back splash tile

New Led recessed lights in the kitchen

**Laundry center off of kitchen-**LG brand

**Living and Dining Room Area**- Large, generous living area

New custom built wet bar with wine cooler. Quartz countertop with designer back splash. LED strip lighting to illuminate area. Great for entertaining and enjoyment.

New ceiling to accommodate LED recessed lighting

New luxury tile flooring

Balcony (16’ X 7’) off of Living room with great views of the inter-coastal. Fishing is permitted!

Staircase completely rebuilt to expand the width and scale. Built with oak stair treads, contemporary balusters and oak rail system. Treads and rails are stained with ‘Dark Walnut’.

LED staircase lighting for ambiance and safety

**Master Bedroom Suite-** Large bedroom with 10’ ft. high ceilings.

‘His and Her’s master closets

New master bathroom. Huge, luxury master shower 8’ X 4’. Stunning designer tile. Two shower stations on opposite ends with shower seat. Grohe and Danze shower hardware.

New double vanity sinks with quartz countertops

Mirrors run from vanity to ceiling with modern vanity lighting attached to mirror

Grohe 8’ widespread faucets with squared under-mount contemporary sinks

New ‘dual flush’ American Standard toilet

**Guest Bedroom**- Large guest bedroom with 10’ high ceilings

2 large closets in the Guest suite

Completely renovated guest bath with Tub surround

Designer tile

Unique Grohe shower unit with shower head and hand held sprayer.

New custom double vanity with stunning quartz counter top

Grohe faucets with 8’ spread

New American Standard dual flush toilet

Mirrors run from top of the back splash to the ceiling with vanity lights installed over the mirror.

**Powder Room-** The powder room (located off of the living area), has been fully renovated with new designer tile flooring, a contemporary wall hung sink with a single hole faucet, and new vanity lighting. New American Standard dual flush toilet.

**Infrastructure-**

A deeded boat slip comes with the unit accommodating a 35 ft. boat. There is an active Boatmen Association at Pelican Harbor.

New hot water heater

HVAC unit 1+ year old

Laundry-washer and dryer included off of kitchen

New electric circuit panel installed, completely up to 2020 code

Lutron dimmers in main living areas

All plumbing lines and connections are new . All plumbing hardware brand new

Hurricane protective shades in place

City of Delray Beach inspectional services has provided oversight. Attainment of all building permits has been completed and approved by the City.