

## Feature & Fact Sheet

### 2005 NW 4th Ave, Delray Beach

4 Bedrooms | 4 Full Bath | 2 Half Bath

4,106 total sq. ft | 3,424 under air

0.42 Lot Size | Built 1961

#### Interior

- Two (2) nest thermostats
- Kitchen
  - All stainless-steel appliances
  - Oversized quartzite kitchen island
    - Snack bar.
  - Under the counter, sensor operated, lighting.
  - Soft close cabinets
- Upgraded decorative doors throughout
- Split floor plan
- Several decorative shiplap walls.
- Electric fireplace
- Molding throughout
- Air Conditioner (s)
  - Two separate units
    - 1 located in cabana bath closet.
      - 2015 a/c
      - 2021 u/v light installed.
    - 1 located in storage room.
      - 2016 a/c
      - 2021 u/v light installed.
- Hot water heater (s)
  - Two hot water heaters
    - 1 located in cabana bath closet 2020.
    - 1 located storage room 2024

#### Exterior

- Located on a cul-de-sac.
- Fully fenced in yard
  - Separate fenced inside yard (currently used for family dog's play area)
- Sprinklers
  - Separate well used exclusively for sprinklers.
  - Tank added with solutions to prevent rusting.
  - New sprinkler system
- Oversized two (2) car garage.
- Outdoor shower
- Pool
  - Saltwater pool
  - Pool resurfaced 2021.

- Travertine pool deck
  - Non-heated
- Cabana Bath
- Roof
  - Main roof – metal (2006)
  - Flat roof
    - The flat roof has been updated within past 7 years.

### **Hurricane Protection/Security**

- Full impact windows and doors
- Vivent Security System
  - Alarm panel.
  - Includes cameras (to remain)
    - Doorbell
    - Side yard camera
    - Back yard camera
    - Front yard (located above garage door)
  - Smoke Detectors integrated.
  - Motion Sensors
- Solar powered light above garage