



Address: 350 Sedgwick Court
 Site 54 Unit 10 Bay Colony Shores Pelican Bay
 Builder: Borelli Construction Corporation
 Architect: Frank Venning of Venning Architecture
 and Design Works

Architectural Interior Features:

- Carriage room with private stairway, ideal for private study, maid's quarters, children's play room or teenagers' retreat
- Vaulted ceilings
- Three fireplaces
- Elevator to master suite and Juliet balcony
- Trane four zone heat/air conditioning system
- Electronic alarm system
- Stereo/intercom system
- Central vacuum system
- Foyer features marble flooring, oak staircase to master suite
- Quality plush carpet, tile in laundry room, kitchen and breakfast room
- Library with custom built entertainment center and wet bar

Master Bedroom Suites –

- Upper level master suite features tile deck with spiral staircase to pool below
- Marble shower
- Southpointe tub with whirlpool
- His/Her closets with custom shelving
- Crown molding
- Gas fireplace

Family Living Area –

- Spacious island kitchen with bleached maple cabinetry, Corian counter tops, Thermador appliances, perimeter lighting
- Breakfast area overlooking patio/pool

- Gathering room with gas fireplace, built in entertainment center and wet bar
- Bedroom with private bath
- Oversized equipped laundry room with built-in storage, and an additional refrigerator/freezer
- Linen room with multiple cubicles for storage

Architectural Exterior Features:

- 3 car garage
- Porte cochere
- Heated spa with glass block accents with water cascading into Roman style heated pool
- Decking and driveway featuring pewter brick pavers
- Flat tile roof
- Lush landscaping with underground sprinkling system

Price: \$1,350,000



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