

**12820 SW 80 AVE,  
PINECREST FL 33156**







# 12820 SW 80 Ave, Pinecrest FL 33156

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Home Features **7** Beds And **7.5** Bath With **6,732** Square Feet Of Under Air Space & Total Of **8,952** Square Feet.



# Preconstruction Home



# Sales Sign



36.00 in



24.00 in

7 Bedroom / 7.5 Bathrooms  
6,731 SQFT Under Air  
4 Car Garage  
15' x 40' Pool  
Lot Size at 18,620 SQ.FT  
Patio with Summer Kitchen

## Fall 2023

12820 SW 80th Ave,  
Pinecrest, FL 33156  
New Luxury Home

36.00 in



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## Laurie Ann von Wald, P.A.

Realtor

# 305-302-0005

LaurieAnn.VonWald@gmail.com



24.00 in



## Ground Floor Plan



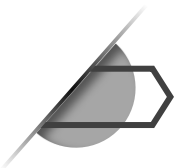
## Second Floor Plan







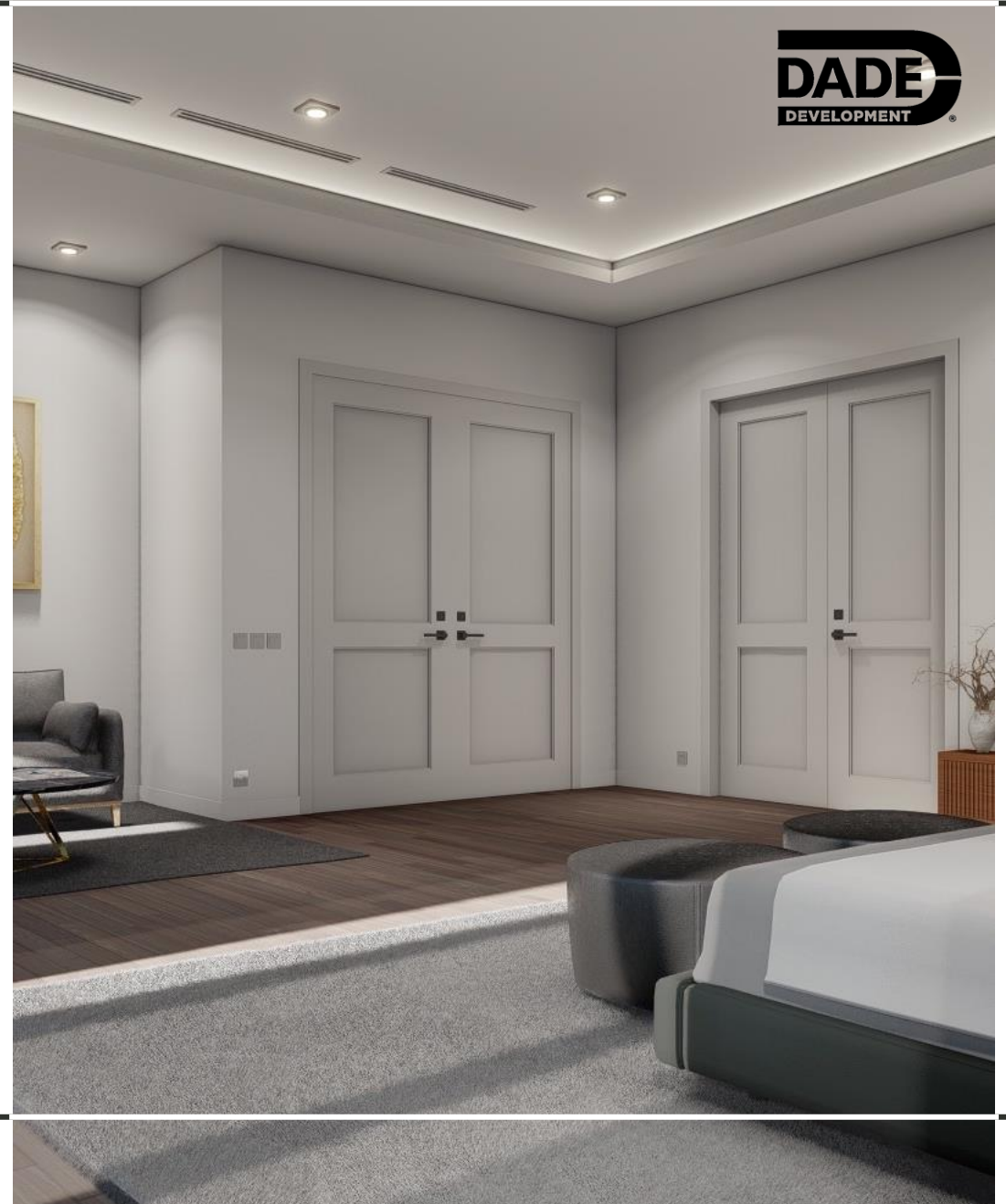
**4.** Door and window contacts for burglary alarm and pool safety for children.



**5.** Two I.T. Rooms one upstairs and one downstairs with air conditioning and louver doors for ventilation



**6.** Two rolling IT racks for unlimited equipment to be installed by buyer







**7. 43** Speakers rings and covered so buyer has no need to make holes in the finished home



**8. 16** high definition **4K** all time color cameras on the exterior and additional pre-wire on the interior for future cameras.





**9. (4)** speakers holes in terrace and **(2)** speaker holes in the balcony have been installed in the outdoor so no cutting of the expensive younger and groove hand stained ceiling will need to be cut



**10. (4)** Pre wired wall mounted speaker boxes for future wall mounted speakers firing at the pool area





**11.** Speakers rings are in every room, bedroom, laundry even the garage if they want to listen to music while they work in the garage



**12.** Two Chargepoint Home Flex Electric Vehicle charger have been installed and wired (**60** amps each)



**13.** Car fit power has been installed with a **30** amp dedicated outlet in one of the garages







**14.** Recessed low voltage working boxes for a clean look in each IT room



**15.** All windows have been pre wired with CAT6 wiring and low voltage wiring for future shades and curtains.



**16.** Curtain pockets have been placed in the drywall to hide the motors for large window curtains for a clean look.

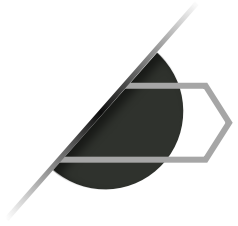


**17.** All wiring in the house is **CAT6** not the typical CAT5. Major upgrade for upload and download speed. CAT5 cables have a bandwidth capability of up to 100MHz, while CAT6 cables have a higher bandwidth capability of up to **250MHz**. This means that CAT6 cables can transmit data at higher speeds than CAT5 cables, with speeds of up to 10Gbps compared to CAT5's maximum speed of **100Mbps**.

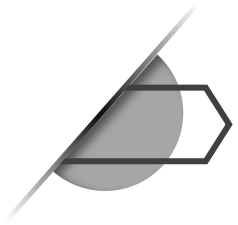


**18.** We installed CAT7 cables between the two IT rooms. CAT7 cables have a bandwidth capability of up to 600MHz and can transmit data at speeds up to 10Gbps over a distance of **100** meters.

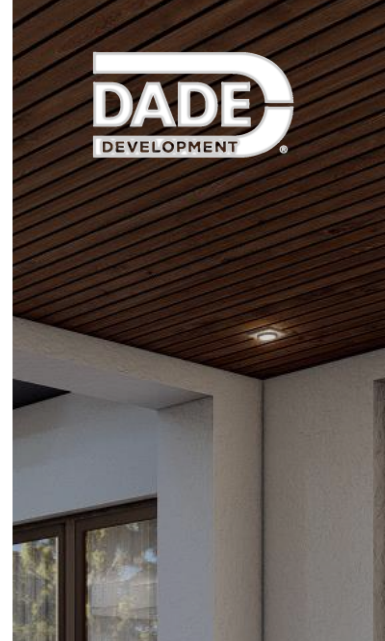




**19.** We have an empty conduit running from a box outside to the inside of the IT room to run ATT fiber. No need to cut walls or have exposed cables. We also installed coaxial cables from the outside of the home to the inside of the IT room.



**20.** Exterior underground pipes have been run to the cable pole on the corner of the site to avoid Comcast or ATT from trenching in the future.



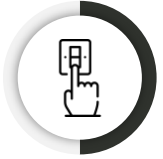


**21.** All light switches in main rooms and bedroom are wired for smart switches and include a Lutron smart switch capable of handling **(5)** lighting scenes. A typical scene could be “Good night” that turns off all lights in the home.



**22.** We have a Lutron lighting control processor to handle multiple lighting scenes in the home.





**23.** All light switches are smart in the IT room. That's over 100 smart light switches in the IT rooms alone.



**24.** All rooms receive CAT6 cables for smart tv.



**25.** Three high output WiFi extensors are installed in the home for high speed internet in the home inside and outside as well as pre-wired for future connections





**26.** We have two exterior boxes installed with **8** low voltage cables for future landscape lights, landscape speakers and security beams.



**27.** We have run underground pipes below the driveway for lighting to the three oak trees for landscape lighting.







**28.** We have a pop up power outlet inside of the master closet island and kitchen island for charging smart devices.



**29.** Illuminated mirrors in all bathrooms.



**30.** 2" Pipe from electrical panels to second floor roof for future solar panels



**31. 600** amp automatic transfer switch. This is a **\$30,000** upgrade for full home power future generator. No need to replace all electrical panels to add a future generator.



**32. 1,000** gallon gas tank feeding the future generator will last over one month running all three air conditioning units and kitchen and lighting with no worries.



**33.** Gas is feeding cooktop, three water heaters, future generator, bbq and dryer. This will save the buyer electricity and also prepare them for a major storm because for a month of time they will run the entire home and still be able to cook inside and outside. Also they will have hot water and shower with no worries.







**34.** Electric fire place for ambiance and heating on cold days.



**35.** All cabinets have lighting built in including closets.



**36.** Master shower has a his and hers shower head. The showers also include a hand held shower and rain shower head.





**37.** The master bathroom toilet is a smart toilet with built in bidet and self cleaning toilet.



**38.** Art work spot lights have been installed strategically so the buyers art can be showcased inside of the home.



**39.** The house has a refrigerator and sink/faucet in the game room for movie room, man cave or family fun room.



**40.** Four car garage with high ceilings for storage of cars, golf cart and other toys



**41.** Pool features: Heater, LED color changing lights, deck keys for water feature and smart panel to control the pool pump, lights, deck jets from your cell phone. Want to turn pool heater and light on it's a click away on your smart phone.

**42.** Full outdoor kitchen with ice, refrigerator, bbq, kitchen hood, storage, sink and faucet. No need to go inside dedicated power outlets will serve your blenders for margaritas and party appliances.



**43.** Living room is wired for a **9.2** surround sound system. Movies have never sounded so good.



**44.** Kitchen has a walk in butlers pantry with "hidden" door built into the kitchen cabinetry.



**45.** Kitchen has a gas cooktop for the professional chef, double oven, under counter microwave and a massive **48"** wide refrigerator.



**46.** Powder room has a wall mounted toilet and a wall mounted faucet along with a honed Porcelain in the back wall to impress your guest with the latest architectural



- 47. Laundry is massive with plenty of cabinetry and quartz counter top, sink, faucet and front loading washer and dryer. Dryer once again is gas fed to help lower that light bill.
- 48. All counter tops in the home are hard stones of the highest quality.
- 49. The exterior soffits have tongue in groove wood with hand stained finish to add elegance on every inch of the home.
- 50. The entry columns are wrapped in shell stone that have been sealed from the elements.







**51.** The exterior windows are not only impact rated but are also insulated. Insulated windows offer improved energy efficiency, noise reduction, increased comfort, and reduced condensation. They are a smart investment for homeowners looking to improve the performance and comfort of their home's windows. Not even **\$15Million** dollar homes have insulated glass.



**52.** Insulation has been installed on all masonry walls, interior walls, attic and between floors. Even though we have a concrete slab between the two floors insulation has been added for improved sound reduction.



**53.** Interior drywall partitions feature **20** gauge framing like inside of commercial buildings not the typical **25** gauge.







- **54.** Exterior security lighting has been installed around the home with motion sensors.
- **55.** The master bedroom has its own balcony with speaker rings, ceiling fans and electrical outlets to charge your smart devices.
- **56.** The exterior windows and balconies have been waterproofed to avoid future concrete issues and tile popping.

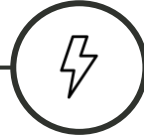


- ⦿ **57.** Landscaping features irrigation system with **100%** coverage.
- ⦿ **58.** Surrounding the pool will be synthetic grass so your kids can run around the pool and not slip on tile while barefoot.
- ⦿ **59.** Landscaping will feature clusia trees at rear for privacy from neighbor and Sylvester palm trees Diamond cut and stained to protect the bark.



- 61. The home has decorative brackets, outlookers and trellis facing the pool all made of pvc to avoid rotting and will last **50** years in lieu of wood.
- 62. The balconies have EMAC balcony trims so the first and water falling off the balcony does not stain the face of the balcony edge.
- 63. The fire place will have book matched porcelain slabs 10' tall to wrap the fire place. Also the master bath will have book matched porcelain slabs on the walls of the shower and behind the tub.
- 64. All seven bedrooms feature walk in closets and bathrooms. The upstairs has a massive "mini" master with large room and its own balcony.





**65.** The three air conditioning closets have power for a scent machine to be installed on the ac system. This may seem simple but without power in the closet you will need to run extension cords through the hallway to power this machine.

**Bottom Line We Have Thought About Every Detail A Buyer Could Ever Want In This Home Including Future Upgrades Where No Walls Will Ever Need To Be Broken And No Additional Cables Will Need To Be Run. We Offer These 65 Enhancements That We Feel Set Our Home Far Apart From Any Competition Below \$6million In All Of South Florida.**





# THANK YOU