

136 Hammock Watch Way

Features List

LOCATION

*1.06 Acre lot in private, waterfront community overlooking the ICWW, Lea Island, Figure 8 Island and beyond to the Atlantic Ocean

*Located in the Southern section of Hampstead giving easy access to the Pender Co. beaches, as well as Wilmington

INTERIOR FEATURES

*Whole-house RainSoft system & reverse osmosis in kitchen and laundry

*Air Knight purification system

*Origin Acoustics Soundtronics audio throughout the house, grilling, and living room deck (8" audio speakers). 10" speakers for surround sound in 3rd floor

Bonus Room - Lifetime warranty on speakers

*Origin Acoustics Theatre surround sound system on 3rd floor (10" Director's Series)

*Custom cabinetry in office, family room, and mudroom

*Mudroom with custom drop zone cabinetry, sink, and granite countertops

*Insulated walls and flooring for noise reduction

*Insulated plumbing pipes for noise reduction

*10' ceilings and 8' solid core doors throughout all 3 floors

*Custom built barn door with brass fixtures in great room

*Brass light fixtures in great room

*Wood shelving in all closets

*Soft close cabinetry throughout (except mudroom)

- *LUMA surveillance system with 4 cameras
- *Oversized elevator to access all 3 floors
- *Vantage lighting system
- *Crown molding and trim work throughout
- *Two telescopic sliding doors in 1st floor weight room
- *Floor-to-ceiling mirror in weight room
- *Rubberized, heavy duty flooring in weight room
- *Laundry room on 3rd floor with sink and Carrera marble countertops
- *UV film on most windows
- *Plantation shutters in great room, playroom, stairway, and hall bath
- *Powder room with Carrera marble and shiplap accents
- *Alta Vista Del Mar wood flooring
- *Gas log fireplace in living room with shiplap accent wall

KITCHEN

- *Carrera marble countertops in kitchen and butler's pantry (all marble professionally restored and sealed March 2022)
- *Large center island
- *Sub-zero refrigerator
- *Bertazonni 6-burner gas range and oven
- *Wolf microwave oven
- *Perlick wine cooler in butlers pantry
- *Adjacent dining area overlooking the ICWW

MASTER SUITE

- *Telescopic door accessing private deck overlooking the water
- *Custom barn door accessing master bath
- *Free-standing tub
- *Dual vanities with Carrera marble countertops
- *Large walk-in glass/tile shower with shiplap accent walls
- *Walk-in master closet with chandelier and wood shelving
- *Picture window with water views

EXTERIOR

- *ALL 2nd and 3rd floor water-facing windows and doors have remote roll-down hurricane shutters (except 1st floor)
- *Side windows in dining area have storm panels with included hardware
- * Outdoor shower
- *Kayak and outdoor sport storage stand beside outside shower
- *Kohler 20KW Whole-House Generator and stand (just installed)
- *Tankless water heater (two Navien Instant Hot Water Systems)
- *Superior Concrete Walls on 1st floor (www.SuperiorwallsNC.com)
- *Tabby shell stucco exterior on 1st floor
- *7 decks (recently stained) with IPE Railings (recently sanded & oiled)
- *Stairway and porch lighting
- *Bahama shutter on master bath window
- *4-Zone heating and cooling system

- *Prewired for landscape lighting
- *Outlets for Christmas lights on eaves
- *Under-eave lighting
- *External cable TV jack on deck off family room
- *Well to Peedee aquifer for full-yard irrigation system
- *NJ River Rock in flower beds
- *Metal roof

NEIGHBORHOOD AMMENITIES

- *Beautiful community nature walk to pier
- *Covered sitting area on pier overlooking the ICWW
- *Water and Electricity at community dock

MISCELLANEOUS

- *30ft boat slip with 10k LB lift on community pier
- *Oversized 2-car garage with workshop area
- *Flood insurance annual premium is \$553