

## Silver Bluff House – 1725 S. Bayshore Drive, Coconut Grove *New Tropical Modern Estate Home in North Coconut Grove*

*Designed by renowned architect Charles Treister, this new residence, under construction, offers the features and amenities of a fine resort in an incredible natural setting in North Coconut Grove.*

### **Highlights**

- *Built on the highest elevation in Miami on the coastal ridge in a **no-flood zone***
- *25,500 SF lot on prestigious South Bayshore Drive*
- *Private rear access to property from Micanopy Avenue*
- *10,740 SF under air, 11,830 SF adjusted*
- *9 bedrooms, 11 baths and 3 half-baths*
- *Two garages (air-conditioned) for four cars with space for car lifts to add two additional cars.*
- *Lush tropical gardens with a huge pool and outdoor resort-style entertainment areas*
- *Fully gated and enclosed*

### **Location**

- *Located close to the charming restaurants, boutiques, and parks of the Coconut Grove Village Center*
- *North Grove location just minutes to Brickell, Downtown Miami, Design District, the Airport, Coral Gables, and the beaches, golf and tennis of Key Biscayne*
- *Home located minutes from Grove Isle Marina, Dinner Key Marina and 6-8 other marinas within 5-15 minute drive.*

### **Special Features**

- *Roof deck with Jacuzzi and wet bar*
- *Two guest apartments with separate entrances*
- *Two-story living room*
- *Large dining room separate from kitchen-family area*
- *Custom Italian kitchen*
- *Separate chef's kitchen and walk-in pantry*
- *Family room and adjacent game room/children's play area*
- *Basement*
- *Elevator to all floors*
- *All bedrooms with en-suite baths and walk-in closets*
- *Staff quarters*

## **Primary Suite**

- *Large sitting area with wet bar and private terrace*
- *Spa-like primary bath with separate toilets and vanities, plus over-sized showers and a soaking tub that opens to private landscaped balcony*
- *Two huge, separate walk-in closets with custom built cabinetry*
- *Separate dressing area with makeup vanity and mirror*
- *Large adjacent gym with steam shower and cold plunge*

## **Guest Apartments**

- *Two guest suites to use as home office, guest accommodations, or for in-laws and family, each with private entrances*
- *Each with a separate living area, kitchenette & bedroom*
- *Each with a large bedroom with ensuite bath and closet*
- *Both living areas and bedrooms each open to a private terrace and balcony*

## **Exterior Features**

- *Large 20 x 40 pool & spa, heated, with salt water chlorination technology*
- *Large covered outdoor entertaining area with separate living & dining areas*
- *Outdoor summer kitchen and bar*
- *Extensive gardens and large yard with mature native landscaping & palms*
- *5 fountains with water features*

## **Construction**

- *Entire structure is poured-in-place concrete and concrete block*
- *All windows and doors with hurricane impact “Low-E” energy efficient glass*
- *Commercial grade roof with 20-year warranty*

## **Technology**

- *Whole-house 48 kW generator with two 1000-gallon underground propane tanks that will provide approximately two weeks of power*
- *Savant Smart Home controls for: Lighting, AC, Alarm, Security Cameras, Music, Window Treatments, Pool Equipment, Gates, and Door Access*
- *Super high efficiency Carrier air-conditioners include dehumidification*

## **Schedule**

- *House Design & Construction Documents -- Completed*
- *Commence Construction – Fall 2025*
- *Construction Completion – First Quarter 2027*