SEA GLASS COTTAGE

USEPPA ISLAND

V.I.P. Structures

ARCHITECTS WHO BUILD

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RENDERING

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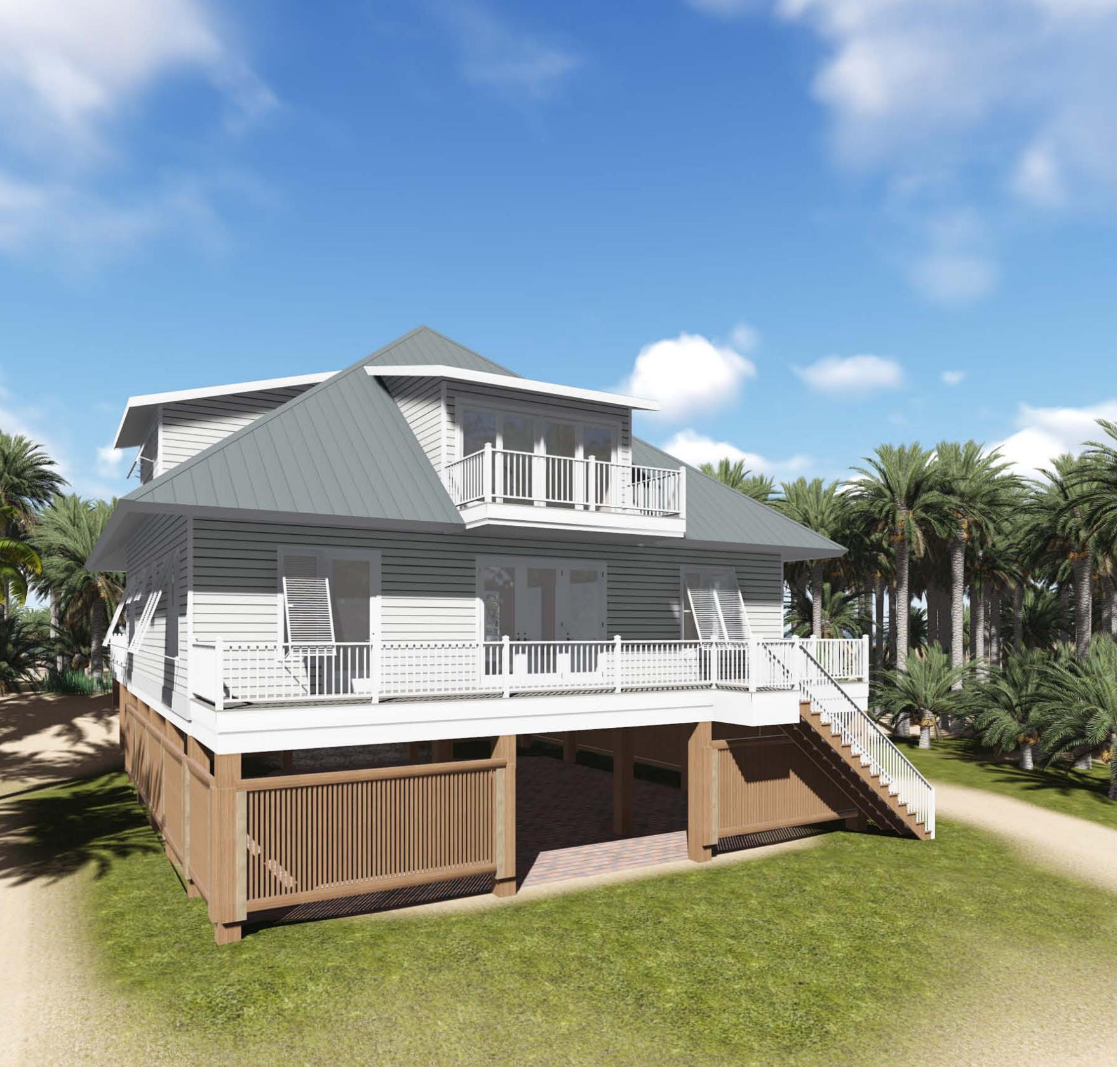
ARCHITECTS WHO BUILD
ONE WEBSTER'S LANDING
SYRACUSE, NEW YORK 13202
PHONE (315) 471-5338 FAX (315) 471-6222



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USEPPA ISLAND

Useppa is a truly private island club dedicated to the pure art of relaxation and recreation of its members, owners and guests. Useppa Island is situated within the famous tropical isles on the west coast of Florida; only a fifteen minute boat ride from the rigors of the mainland. The world seems a million miles away when visiting Useppa Island.

While the island maintains its private club status, it invites the world's most exclusive travelers to discover some of the finest in accommodations, activities, dining and dockage on Florida's Gulf Coast.

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Enjoy an afternoon on your private pool deck with views overlooking Pine Island Sound, and the historic Pink Promenade. This property will give you views of amazing sunrises as well as breathtaking sunsets, you have them both!

Total Interior Living Space: 2,941 SF
Outdoor Deck & Patio Space: 1,098 SF
Bedrooms: 3
Bathrooms: 3
Stories: 2

FIRST FLOOR

Richly appointed with gourmet island kitchen offering; Brookhaven by WoodMode Cabinetry, expansive granite counters, ProStyle appliances by JennAir and recessed lighting. The livingroom and dining area offer a warm and inviting atmosphere for entertaining friends or enjoying views of Pine Island Sound through the gracious double french doors.

SECOND FLOOR

The Master bedroom features sliding glass doors leading to a large private balcony. Natural tumbled stone brings a warm glow to the Master bath with his and her vanities and a glass stand alone shower designed with multiple shower heads. Just off the Master bedroom is a sitting area with writing desk. The second floor also boasts a guest bedroom with a private bathroom, and sliding glass doors leading to it's own private balcony. A Laundry/Utility closet just off of the main hallway rounds out this floor.

ADDITIONAL FEATURES

- Kohler fixtures throughout
- Natural hardwood floors throughout
- Distinct base trim and crown mouldings throughout
- Elevator to all levels
- Finished lower level with concrete pavers
- Universal accessible design principals throughout
- Exceeds Florida hurricane and energy standards
- Back-up generator with propane storage
- Low maintainance exterior: Cored vinyl railings, Trex decking, Hardi siding/soffits/trim, hurricane rated doors and windows

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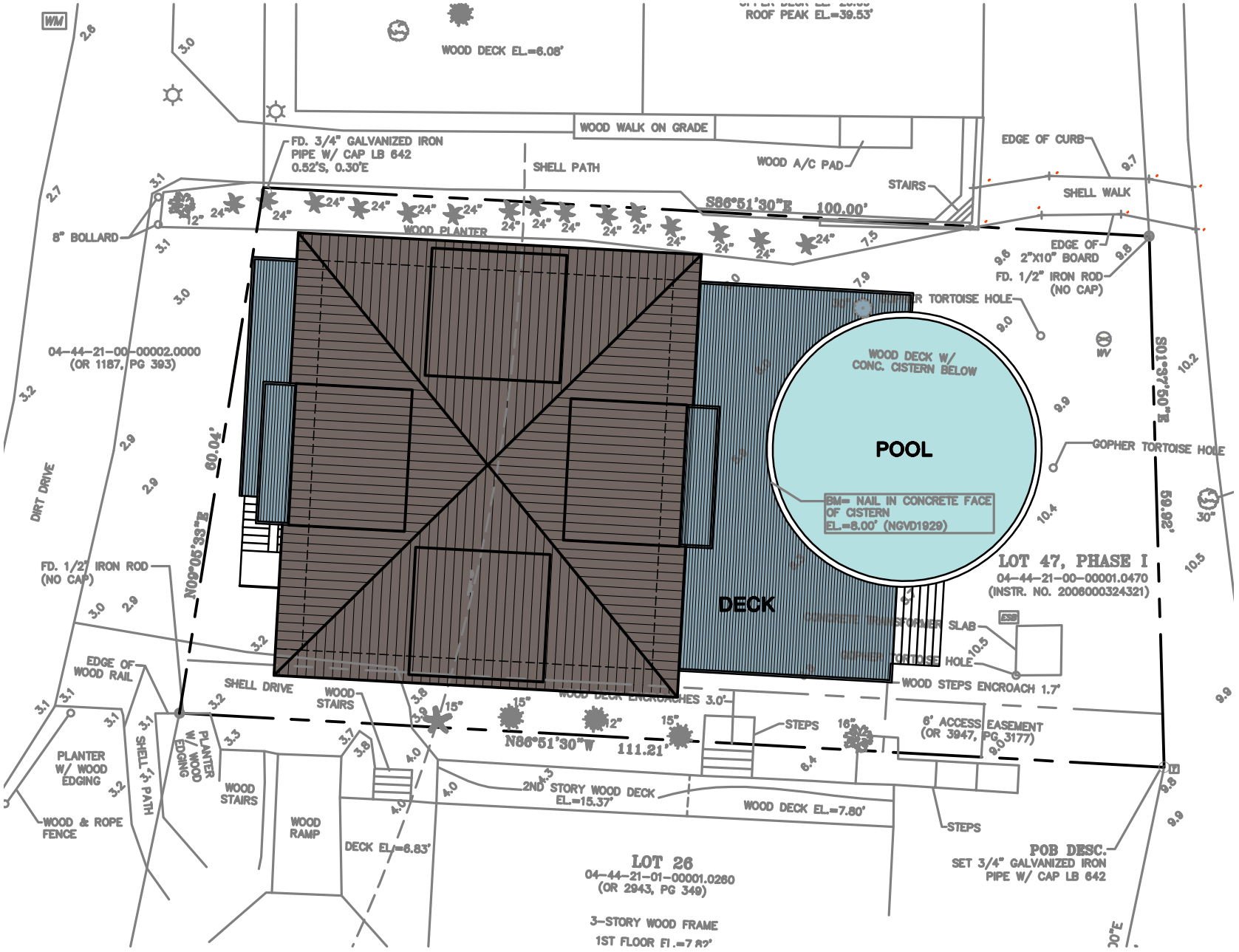

- BEDROOM
- STUDY
- BATH
- INDOOR LIVING
- CIRCULATION
- GENERAL SUPPORT
- OUTDOOR LIVING
- ROOF

SITE PLAN

SCALE 0' 4' 8'

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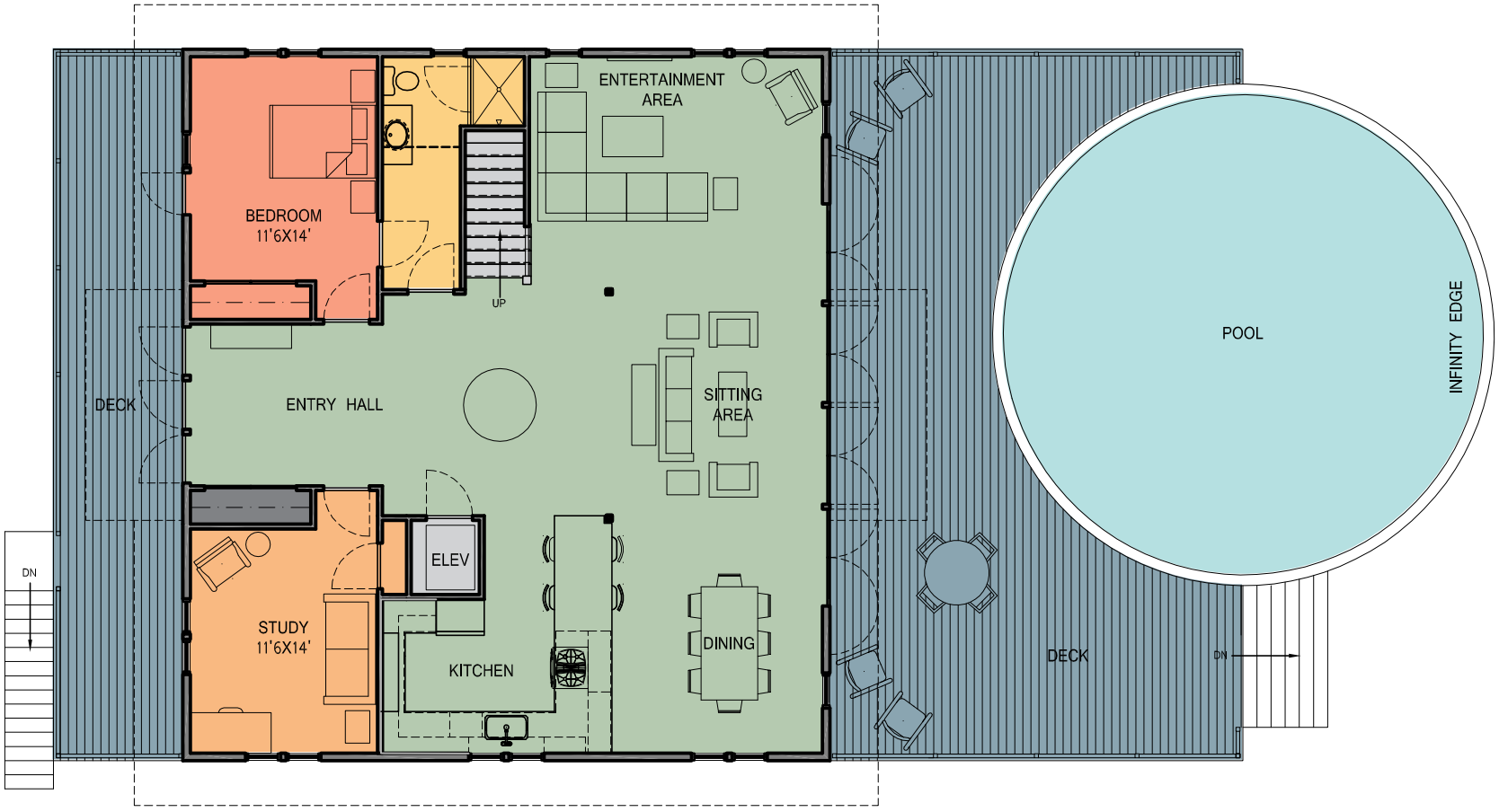

BEDROOM
STUDY
BATH
INDOOR LIVING
CIRCULATION
GENERAL SUPPORT
OUTDOOR LIVING
ROOF

Bedroom: 161 SF
Study: 161 SF
Bath: 70 SF
Kitchen: 140 SF
Living/Dining: 140 SF
Deck: 578 SF
Living Room Ceiling Heights: 9'6"

FLOOR 01

SCALE 0' 4' 8'

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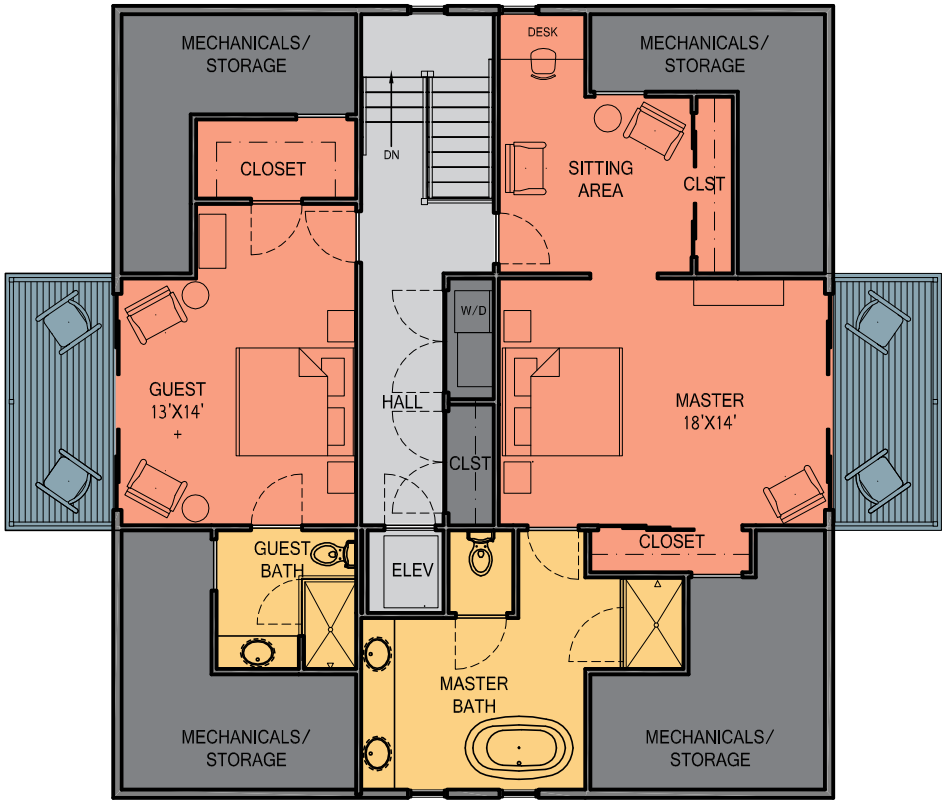

Master Bedroom: 252 SF
Master Bath: 185 SF
Master Sitting Area: 125 SF
Master Deck: 84 SF
Master Closet: 17' of Hanging Space
Guest Bedroom: 182 SF
Guest Bath: 60 SF
Guest Closet: 6' of Hanging Space
Guest Porch: 84 SF

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FLOOR 02

SCALE 0' 4' 8'

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