

WIND DRIFT COTTAGE

USEPPA ISLAND





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RENDERING

V.I.P. Structures
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.



WIND DRIFT COTTAGE

In the shade of the towering century old trees on the shore of Dolphin Bay and looking west toward the sunset, this property rests on the water's edge with a full wall of sliding glass doors transforming the livingroom to an outdoor patio.

Total Interior Living Space: 2,887 SF
Outdoor Deck & Patio Space: 610 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 the Intracoastal Waterway through the full wall of sliding glass doors.

SECOND FLOOR

The Master bedroom features sliding glass door leading to a large private balcony with unforgettable views. 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



DOLPHIN BAY

MEAN HIGH WATER LINE
EL.=1.00'
LOCATED 06/25/05

FD. 1/2" IRON ROD
(NO CAP)

36
04-44-21-01-00001.0360
(OR 3834, PG 4633)

1-STORY FRAME BUILDING
W/ 4' EAVES
F.F. EL.= 10.17'

VACANT
135 USEPPA ISLAND
CAPTIVA, FL 33984
04-44-21-01-00001.0360
(OR 3834, PG 4633)
04-44-21-01-00001.0360
(OR 2675, PG 4633)

ROOF EL.= 37.00'
EAVE EL.= 32.04'

WOOD DECK
EL.= 12.99'

WOOD DECK
EL.= 12.87'

BM = TOP OF 1/2" IRON
ROD W/ CAP LB 642
EL. = 3.34' (NGVD 1929)

BM = TOP OF 3/4" IRON
ROD W/ CAP LB 642
EL. = 2.55' (NGVD1929)

POB DESC.

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

SITE PLAN

SCALE 0' 4' 8'

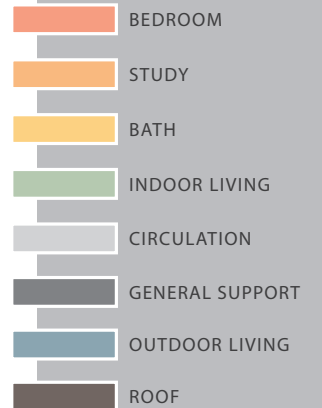


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Bedroom: 161 SF
 Study: 161 SF
 Bath: 70 SF
 Kitchen: 140 SF
 Living/Dining: 195 SF
 Deck: 400 SF
 Living Room Ceiling Heights: 9'6"

FLOOR 01
 SCALE 0' 4' 8'

WIND DRIFT COTTAGE USEPPA ISLAND



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

Master Bedroom: 210 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

FLOOR 02
 SCALE 0' 4' 8'


For More Information:

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