



301
2ND STREET

STANFIELD
REAL ESTATE GROUP





A symphony of light, texture, and balance - set within the iconic 'downtown' district of this famed seaside enclave. Created in 2015 by notable local architect Theron Pate of PSA Architecture, the exceptional structure and exterior surround present a refined assemblage of rare, hand-selected, and unconventional materials - constructed with thoughtful execution. The three-level residence was carefully engineered to optimize privacy and space, on a desirable corner lot. Both design and layout reflect a Contemporary aesthetic and modern living with equitable consideration for style and accommodation.



























The formal and informal living, dining, working, and entertaining areas – along with four bedrooms and three baths are all enhanced by striking architectural elements and sophisticated appointments. Just a small selection of the property's finishes and amenities includes abundant employment of hardwoods, steel, polished concrete, Venetian plaster, reclaimed brick, imported stones, and mangaris wood cladding; custom window coverings, designer lighting and fixtures; custom millwork and finish carpentry; a spectacular steel open-riser stair with thick slab wood treads; a spa-like primary bath with Aquabrax fittings and a Maax Jazz freestanding tub; and a statement kitchen equipped with professional-grade appliances encompassing a 36" Sub Zero refrigerator/freezer, 36" Wolf range, and E-series oven, and two Wolf warming drawers. The outdoor spaces, accessible from all three levels are each cloistered, comfortable respites with varying views of the skyline, ocean, charming community, and secluded garden with lush, mature Texas mesquite trees. Furnished to interior quality – the three terraces provide a number of luxury conveniences incorporating stone; turf; conversation seating arrangements; wiring for media and sound, Infratech commercial grade heaters; culinary and bar accoutrements; and fire features on each level. Further distinguishing the property – structural reinforcement through shear walls; Quiet Batt® soundproofing insulation; dual-paned E-glass noise-reducing windows; extensive exposed ductwork, galvanized metal fencing and gates; exterior surveillance cameras; a pre-installed shaft for an elevator; a fully-finished garage with capacity for two vehicles and another three in-drive; and a sought-after location and proximity to world-class beaches, dining, shopping, and local culture.

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