

# 118 E. South 32nd Street

\$1,649,999



101 E. Idaho Ave Haven Beach LBI  
Nathan Colmer The Van Dyk Group C: 609-290-4293 | O: 609-492-1511  
[www.lbinewconstruction.com](http://www.lbinewconstruction.com)

# 118 E. South 32nd Street

118 E. South 32nd Street is an elegant 5 bedroom LBI dream home with 2,600 sq. feet of living space, three levels of decking and a short walk to the beach. The home is situated on a 50x90 lot just five houses off the beach and is expected to have outstanding ocean views. The interior layout will feature a reversed living layout with a large open great room, expansive master suite and an open/covered deck on the third floor. The second floor will offer an additional four bedrooms, one with a private bathroom, additional family room and another spacious deck. In addition, there is a roughly 20x20 roof top deck and a covered lanai area in the back yard. The interior will feature hardwood and tile flooring throughout, elegant kitchen with stone counter tops, and custom shaker trim work and custom tile work throughout. Additional amenities will include a three stop elevator, central vac system, cedar impression vinyl siding, Anderson 400 windows with additional storm upgrade and much more.

5 Bedrooms  
4.5 Bathrooms  
2,600 Sq. Feet Living Space  
738 Sq. Feet Deck Space  
50x90 Lot

Stone Counters  
Red Oak Hardwood & Tile Floors  
Central Vacuum System  
3-Stop Elevator  
Alarm System

Cedar Impression Vinyl Siding  
Anderson 400 Windows w/ DP  
Upgrade  
Two Zone Central AC & Heat  
Tankless Water Heater



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## Exterior

### Foundation

- 4" thick Garage slab with haunch footing at edges
- Masonry elevator shaft base per manufacturers specs
- Flood vents per architectural plans

### Windows, Sliders, and Patio Doors

- Andersen 400 Series with Impact upgrade Grilles between glass at top sash
- Low E glass

### Roofing

- GAF Timberline lifetime roof shingles
- Continuous ridge vent

### Fiberglass decking (per plans)

- Beige or Gray gel coat finish

### Siding and Exterior Finishes

- Cedar impression siding
- Vinyl Beaded soffit (vented at all non gable ends)
- Restoration Board trimmed Fascia
- Vinyl Beaded porch ceilings per architectural floor plans
- 3 1/2" 5/4x4 window and door trim throughout
- Primed James Hardie Cement Board panels around perimeter of Ground level and shower

### Porches and Decks

- Vinyl Railings By Viking Vinyl (T rail with square spindles at front and stair ways)
- PVC wrapped column surrounds with cap and base on 6x6 posts
- Graspable handrails per local building requirements at stairways
- Solid 1x Restoration board or equal wrapped porch headers deck bands
- fiberglass decking included in proposal

### Landscaping

- Paver driveway and walkway
- Planter beds



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## Interior

### Interior Trim Package

- Standard solid core Masonite Doors throughout (nickel locksets)
- Primed 3 1/2" window and door trim with craftsman Head Piece (stool at all tall double hung windows)
- 5 1/4" colonial base moulding
- Installation of all trim materials
- Wainscoting halls and common areas per plans

### Painting

- Ceilings and closets (2) coats of premium flat ceiling white
- (1) color of premium flat paint on alls walls throughout (2 coats)
- All Trim and doors to be painted 2 coats super white semi-gloss
- All Paint materials to be Benjamin Moore or Minwax urethane

### Interior Stairs and Rails

- Oak Treads & railings
- Poplar Risers and Stringers

### Hardwood Flooring

- Hardwood flooring throughout with expansion joints as needed
- 3 coats Satin polyurethane finish

### Tile Allowance (labor and materials)

- Bathroom tile floors and tile showers

### Fireplace

- Gas unit and tile finish

### Kitchen

- "Shaker" style cabinets
- Stainless appliances
- Stone counters

### Elevator

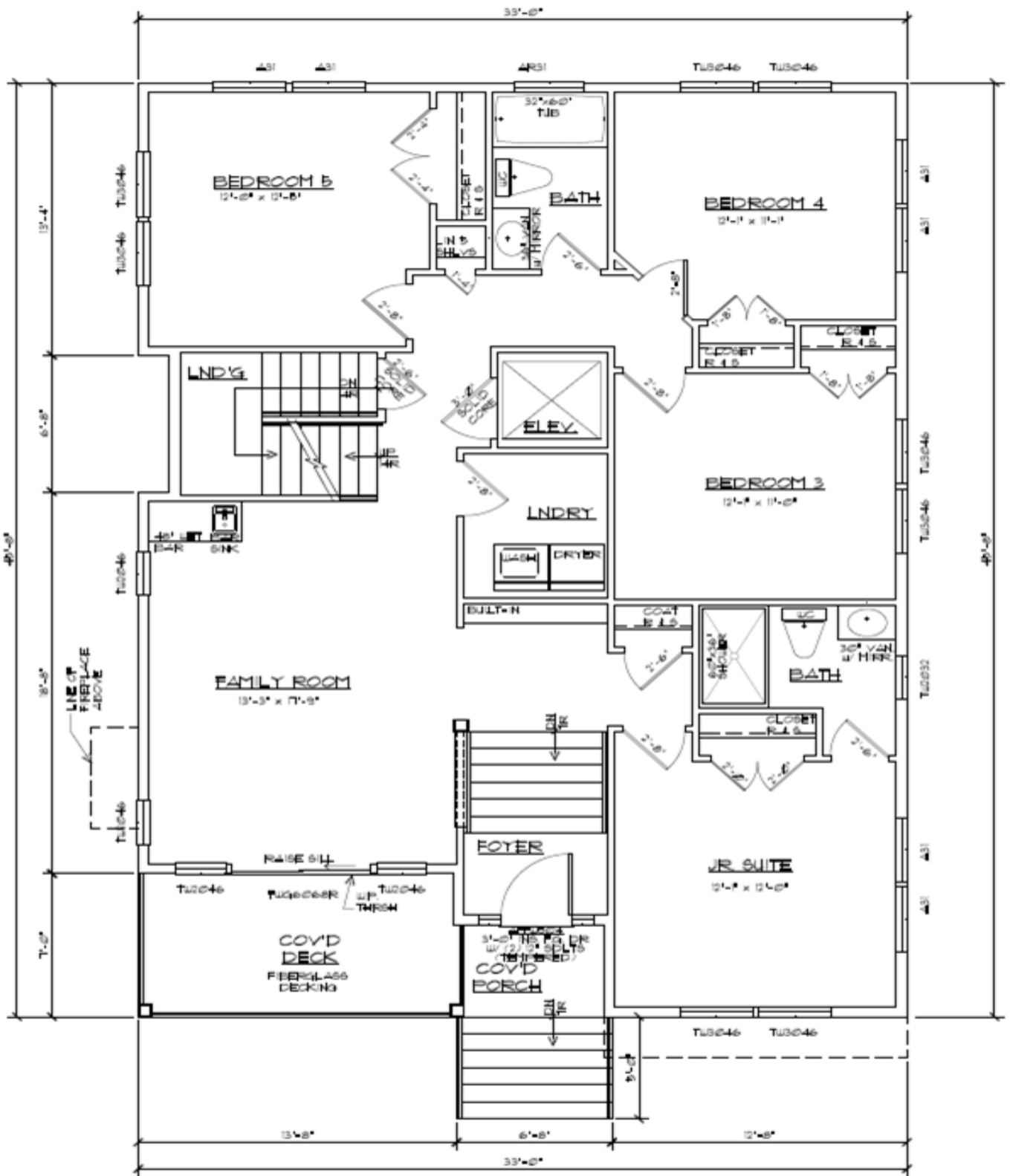
- Oak elevator
- 3-Stops

### Electrical

- Ceiling fans in all rooms
- Recessed lighting throughout



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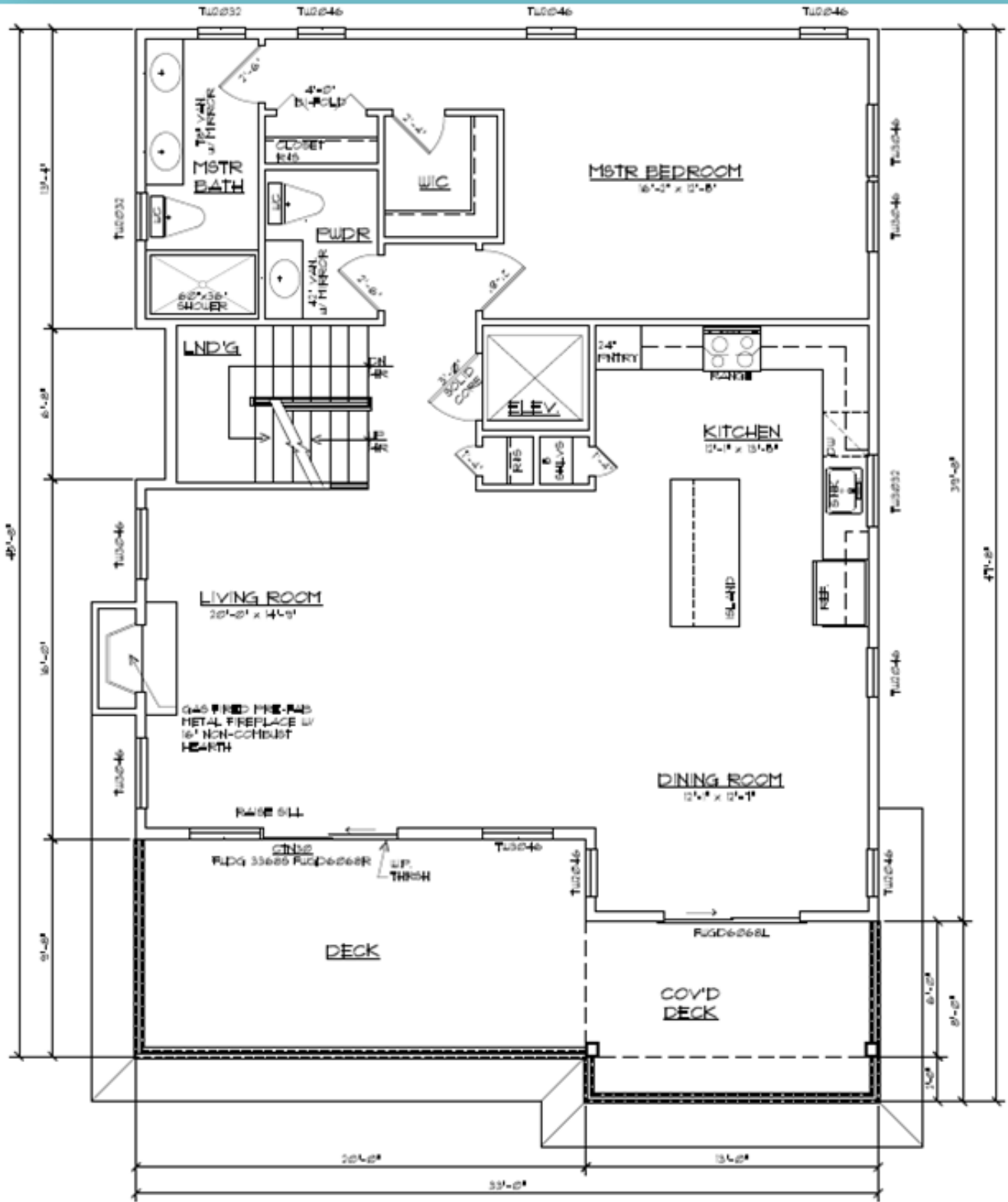


**FIRST FLOOR PLAN**

1/4" = 1'-0"



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## SECOND FLOOR PLAN

1/4" = 1'-0"



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