

THE BOHEMIAN

FLOORPLAN

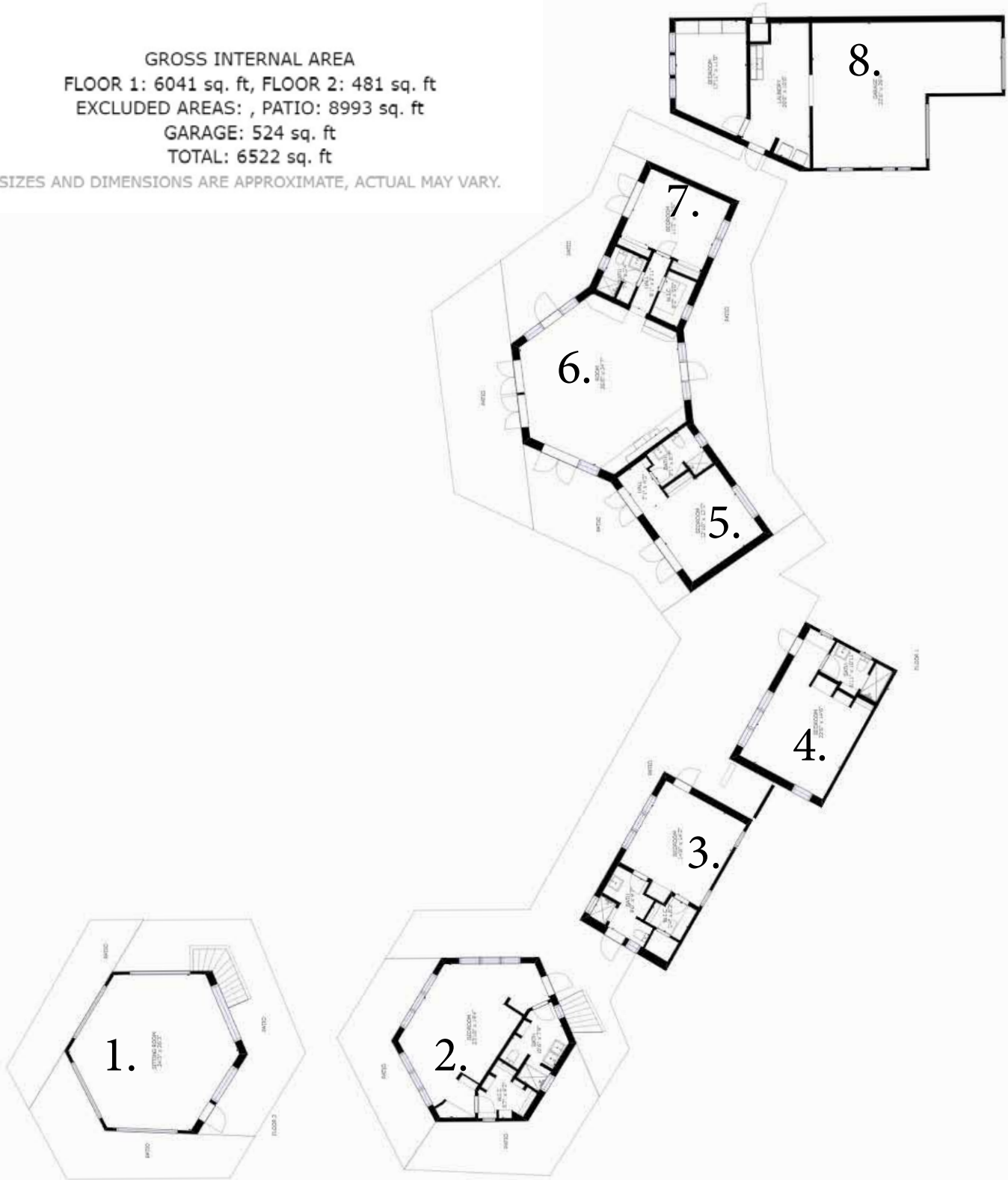


THE NEWER BUILDINGS

1. THE MAIN FAMILY ROOM & KITCHEN AREA
2. THE GREEN HOUSE
3. THE MASTER BEDROOM SUITE
4. THE NEW 2 BEDROOM SUITE BUILDING

GROSS INTERNAL AREA
 FLOOR 1: 6041 sq. ft, FLOOR 2: 481 sq. ft
 EXCLUDED AREAS: , PATIO: 8993 sq. ft
 GARAGE: 524 sq. ft
 TOTAL: 6522 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE ORIGINAL BUILDINGS

- | | |
|--|------------------------------|
| 1. THE LIVING ROOM ON SECOND FLOOR,
ONE BEDROOM SUITE ON GROUND FLOOR | 5. BEDROOM SUITE |
| 2. BEDROOM SUITE | 6. THE GAME ROOM |
| 3. BEDROOM SUITE | 7. BEDROOM SUITE |
| | 8. THE 2 GARAGES WITH OFFICE |



THE BOHEMIAN

Technical Information

The Bohemian has been built in stages over many years. The first buildings were built with rock, quite a long time ago. The property features 17,000 ft.² under roof, including the covered patios. There are 8,500 sq.ft. under AC.

The Posts

The newer buildings are built on posts of Paralum core that are fibreglassed. These posts are anchored into the rocks and goes all the way up to the roof. This makes the structure super solid and wind and hurricane resistant. 2 x 6 timber strands are used instead of pressure treated wood, because they are straight and do not bow, even when they dry out.

The Walls

The walls are built with 3/4 inch plywood on both sides, and on the outside there are cement boards installed, prior to adding the natural coral stone imported from the Dominican republic.

The Windows and Sliding Doors

The 9 foot high sliding glass doors on the main building goes all the way to the ceiling and gives maximum light and the feeling of being in nature. They are made by PGT, a company in Florida. The aluminum framed windows are covered with white vinyl. They have factory made window tint. Win-Guard® Aluminum Impact-Resistant Windows from PGT meet the most stringent code requirements for hurricane-force winds and flying debris. Filter out 99% of the UV light. Combined with the insulating glass you have energy efficient windows that can significantly reduce cooling costs.

The Floors

The floors are constructed with Sapp plywood, then fibreglassed and then covered with Travertine tiles from Turkey.

The Roof and Ceilings

The roof is made with three-quarter inch plywood that has been fibreglassed twice and then gel-coated, and applied with paint. All ceilings are half inch plywood, made by building a box, which makes the structure more stable and sturdy.

Jacuzzi

The Jacuzzi on the roof of the main building upstairs is powered by solar power.

The Toilets in the Newer Buildings

The toilets are expensive wall-mounted toilets, for maximum cleanliness.

Solar Panels

The entire building is supplied with hot water from the solar panels on the roof.

Handicap Accessibility

All buildings, except the living room in the original building on the second floor, are handicap accessible.

The original buildings

The original buildings are totally renovated both on the inside and the outside, with new electric. The original building is made with cinder block with rocks on the outside. All doors are fibreglassed, and the windows have double pane glass. The floors are covered with brushed Travertine tiles from Italy. The French doors are fibreglassed. This additional kitchen in the Game Room has a Dishwasher, a fridge and a coffee machine. There are stereo loudspeakers for parties. The original buildings are built by to put 2 x 6 pressure treated beams with natural rock on the outside. That is all local stone. The roof structure is made of 2 x 6 pressure treated beams with a layer of plywood, then real poured concrete on the roof. On top of the concrete is a layer of fiberglass. There is no concrete on the Second generation buildings, that consist of two guestrooms in the main old building, then two guestrooms in the addition.

There's a living room on the second floor of the old two story building and a bedroom downstairs. An architecturally pleasing outside staircase is connecting the two.

The living room features Brazilian Cherry wood floors with the TV. Brazilian cherry floors. The kitchen countertops in the new main building and the large dining table are also made with Brazilian cherry wood, which is one of the hardest woods available.

AC in all rooms

There are split unit air condition in each room on the property, and in the kitchen there are two. The wine cellar has one as well, in order to keep it cool always. The wine cellar holds 2000 bottles of wine. Currently the collection is 1000 bottles.

Decking

The decking is concrete with fiberglass on top.

Gazebo

There's a little gazebo with a hammock bed. This is perfect for picture taking at family events, parties and weddings.

Generators

There are two diesel generators, each 6 kw each. There is a well on the property in addition to being connected with city water.

Septic

There are three septic tanks for the property.

The Garage

The garage can fit 3 cars and a caretakers office.

Currently, another 8 car garage (37 feet by 37feet) are under construction, and the concrete slab is in place. Storage is key on a small island like this.

Palm Trees

There is at least 100 palm trees on the property.

Kitchen

There are 4 freezers and seven refrigerators. The dishwasher in the main kitchen is industrial and takes three minutes to finish a cycle. The kitchen contains everything a professional cook would need to cook. There is a salamander broiler. Six gas things and the Gretel and a deep fryer. Fridge drawer. CO2 for the beer.

Outside dining and lounging

There are 20 lounge chairs for outdoor enjoyment and outdoor dining in three places. You can seat 14 people around the main dining table made of Brazilian Cherry Wood.

The Beach

There are natural steps that leads down to the beach. There are two live reefs in walking distance from The Bohemian.

The Pools

The 3 main pools are filled with salt water from a pump that pumps see water up to the pool.

The three large pools are made of concrete, then covered with fiberglass on the inside, so the algae cannot go into the concrete. They run on see water. There is an additional small pool on the very edge of the rocks. One is an Infinitive pool that overflows over the cliff and into the ocean, and one has a blow hole in the center that you can climb through to access the beach below on low tide, where you can walk.

The 5 hole Golf Course

The 5 hole golf course can be played from both directions, (to make the game 10 holes) and there are several options for teeing off on some of the holes, depending on your level of skill. The golf course features sand pits, a little stone bridge you have to get over and is real fun to play with awesome vews on the top of the cliff. Yes, some golf balls might get lost into the ocean.