



2441 NE 48th Court

Lighthouse Point, Florida 33064

5

BEDROOMS

5.2

BATHROOMS

5,009±

SQ FT LIVING

5,999±

SQ FT TOTAL

80'

WATERFRONTAGE

3-BAY GARAGE

8,000± SF LOT

NO FIXED BRIDGES

ROOFTOP VERANDA

Brand-New Ultra Modern Masterpiece sited on 80' of waterfrontage in sought-after Lighthouse Point. Masterfully crafted by Soverns Developers, the residence offers 5,009± SqFt with 5 bedrooms, 5 full baths, a cabana bath & powder room. A white oak staircase and 3-story hydraulic glass elevator lead to a rooftop deck with sweeping water views. The chef's kitchen showcases Calacutta porcelain counters, custom cabinetry, Wolf ovens and gas range, and a Sub-Zero wine fridge. Amenities include 18,000± SqFt of porcelain tile, 1,200± linear feet of cove lighting, a 35KW gas generator & Lutron lighting. Outside, a heated saltwater pool with spillover spa and cantilevered summer kitchen complement the full-service 80' concrete yacht dock — ideal for the avid boater, minutes to the Hillsboro Inlet.

KITCHEN & BAR

- Calacatta Porcelain countertops
- Custom soft-close cabinetry & motorized drop-down cabinets
- Sub-Zero refrigeration — kitchen, bar, morning kitchen & outdoor kitchen
- Wolf gas cooktop, built-in ovens & espresso machine
- Cove dishwasher & custom paneled hood
- Top-zero flush-mount island sink & vegetable sink
- Wet bar with Calacatta counters & custom cabinetry

MASTER SUITE

- Double-door entrance & 8.5' ceilings
- Fully outfitted custom closet with island & recessed lighting
- Floating soaking tub & dual vanities
- Glass-enclosed steam shower with body sprayers
- Private water closet
- Shared waterfront balcony

SECOND & THIRD FLOOR

- Two garden-front bedrooms, floor-to-ceiling sliders to balcony
- Waterfront bedroom with floor-to-ceiling glass & tub/shower combo
- Laundry room with custom cabinetry & sink
- Wet bar with Sub-Zero fridge & Calacatta counters
- Third-floor entertainment deck, porcelain flooring
- Rooftop veranda accessed via glass hydraulic elevator

INTERIOR FINISHES

- 22' ceilings in foyer entrance
- 30"×60" Italian porcelain flooring throughout
- Cantilevered steel staircase, White Oak treads
- 1,200 linear feet of cove lighting
- Solid, trimless interior doors with Italian Morelli hardware
- Gas fireplace finished in Neolith porcelain
- Garden-front office with custom built-ins

Systems, Construction & Exterior

2441 NE 48TH COURT · ASCENSIONE

PREMIER ESTATE PROPERTIES

ELEVATOR & GARAGE

- Cambrian by Cambridge custom glass hydraulic elevator
- ½" steel structural shaft, glass & stainless cab
- 3-bay garage, 6-car capacity with lifts — 11' ceilings
- 8'x8' impact ECO-glass doors, limo tint, MyQ openers
- Epoxy floor finish

DOCK & WATERFRONT

- New 80' concrete dock finished in porcelain
- Finished at 4.2 NAVD; dock power 100 amp (50/30/20)
- Front water feature with floating bridge to entry

STRUCTURE & SYSTEMS

- Concrete block construction, steel columns & beams
- Aerial precast concrete roof
- 400-amp electrical service; Lutron Homeworks smart lighting
- 35kW Generac gas generator
- 500-gallon propane tank
- 2-zone A/C — 5-ton & 4-ton American Standard
- Dual Navien tankless water heaters
- Impact windows & doors throughout — ESW & Marvin, Low-E SB70 glass
- Prewired for security cameras & motorized blinds

OUTDOOR ENTERTAINMENT

- Gas-heated saltwater pool finished in glass mosaic tile
- Spill-over infinity spa, AquaLink control system
- Cantilevered steel & concrete summer kitchen
- Alfresco gas grille, Sub-Zero fridge & sink
- Composite tongue-and-groove ceilings

PRESENTED BY

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LIGHTHOUSE POINT, FL

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