



Layout of 392 & 394 New River Inlet Rd

A side by side duplex with 3 floors and 5,364 SF of heated living space above the 8 car garage. Floor plans are the same for each side. The difference is colorings and furnishings. 12 bedrooms, 10 full baths, 2 half baths, and 2 outdoor cabana showers. Sleeps 32 in beds.

Can be closed off or opened up to rent as either two separate 6 bedroom houses or as one 12 bedroom house, respectively.

Because the four front (street side) bedrooms each have their own private side balcony, all bedrooms have an ocean view.

Property Features

The house was designed to utilize architectural features such as bay windows, balconies, cantilevers, dormers, hip roof, circular and eyebrow windows, decks, and a single front entrance to maximize its curb appeal and beauty.

The decks on all 3 levels are 10' deep to accommodate large parties. They are also wrapped around on the sides not only for additional room and to provide a convenient grill off the kitchen, but also to allow a place for relief from the wind or sun. The balconies were added on the side of the house so the 4 sound facing bedrooms could not only have an ocean view but also a place for the room occupants to have some private time.

The rooms and windows were laid out to take advantage of natural ocean breeze cross ventilation if desired.

Each floor has its own thermostat for cooling and heat control.

There are two 50-gallon water heaters on each side of the house, to handle all those showers.

Each room is wired for telephone, cable, central music control, intercom, ceiling speakers, and secure internet connection. There is also wireless internet.

Each of the 12 bedrooms, except the bunk room, have their own balcony or deck for intra coastal or ocean viewing. 8 of the bedrooms have their own bathroom. It will be able to sleep at least 14 people including kids. There are 5.5 bathrooms + the ground floor beach shower. Each of the 12 bedrooms, except the 2 bunk rooms, have their own balcony or deck for intra coastal or ocean viewing. 8 of the bedrooms have their own bathroom. Each side is able to sleep up to 16 people including kids in bedrooms.

The foundation is comprised of 72 35' whole pine pilings that are sunk 16' per a licensed coastal structural engineers written plan. The pilings are round (vs. the normal squared off) pines stripped of branches and bark with an average diameter at the butt end of 12"- 14" and a minimum of 8" at the tip. They are driven in upside down. The pilings have been sealed chemically under pressure in a vat to resist water damage and rot. Normal construction only required about 60 pilings (about 20% less), milled to an 8" x 8" square, 25' long, and sunk to about 14'(14% less).

The extra length of the pilings was used to not only drive them deeper, thus providing more frictional strength, but also to raise the first floor to 19' above sea level instead of the required 18' giving that much more protection from a potential flood.

The individual pilings are thru bolted together with 3/4" galvanized rod which is not only substantially stronger than normal wood cross ties but also provide less resistance to a storm surge.

The exterior walls are framed with 2" x 6" studs vs. the required 2" x 4" studs and are 16" on center (normally, 2 x 6 walls are 24" on center). The result is an outer wall than can withstand 50% greater wind force than required by code.

Windows are by Certain-Teed. They are white, vinyl, insulated, and in an up and down style. Those without easy cleaning access from outside, can be cleaned from the inside.

Every interior and exterior wall is insulated as is every floor and ceiling. The party wall separating each side of the house is actually 2 walls with an air gap in between. In addition, these walls have been extra insulated. All of this not only provides better protection from weather extremes but also better sound proofing.

The building has been engineered with floor and roof trusses to provide not only structural strength but also greater open spaces without those annoying and inconvenient support columns in the middle of a room.

There are 18" (vs. the normal of 6"- 12") eaves to provide better protection from rain and to better shade the house in summer.

There is a dumb waiter at the garage level, on each side of the house, to carry groceries and luggage to the 1st and 2nd floors.

The owner is not self-insuring for flood insurance and put some of the saved insurance premiums into stronger than required building materials and construction techniques, as described above. If the buyer does buy flood insurance, this documented strengthening should lower their premiums.

There is maintenance free Narragansett grey vinyl shake siding with extra white trim and white beauty bands. The siding is the new Certain-Teed 9" irregular, hand split, cedar shake replica so common to ocean front living. They actually used a real cedar shake mold to manufacture the replica. It is very hard to tell whether it's vinyl or wood except when it comes to maintenance. There is none with vinyl. Plus, it's rated to withstand 185 mph wind.

There is a reverse floor plan. There are 4 bedrooms on the first floor. The Great Room, Kitchen, Dining area, and a master bedroom are on the second floor. There is a penthouse get away suite with deck on the third floor with fabulous views of ocean and intra-coastal.

Cost of Upgraded Features

Since the builder and general contractor of the house is also the current owner, the cost amounts below were obtained from the financial records.

	Cost of Upgrade
1. Extra framing that is stronger than code:	
-72 vs. 60(code required) pilings that have a 14" base vs. the std 8" base and are cross tied with galvanized rod.	\$20,000
-2" x 6" walls vs. the std 2" x 4" walls; 1/2" sheathing on interior walls vs. none or limited sheathing; hurricane ties.	\$ 80,000
-house was built almost 3' higher off the sand than code required for better surge protection.	\$20,000
2. Upgraded interior trim on windows, doors, and baseboards.	\$10,000
3. Custom designed home with:	
- side balconies (so the front bedrooms have both ocean	

and intra coastal waterway views, which is unique compared to other oceanfront homes); large wrap around decks for more room but also to be able to move out of the wind or sun if you choose); extra exterior side (so they do not block any views) staircases for ease in moving furniture and appliances and convenience; dormers & Cinderella staircase for added architectural appeal.

- there are 9' ceiling heights on each floor vs. the standard of 8'. \$120,000
- 4. 2 dumbwaiters that can bring luggage and groceries from the garage level to the first and second floors. \$20,000
- 4. 2 custom built kitchens, with 4 refrigerators, 4 sinks & disposals, customized cabinets, custom tile, 48' of granite counters & coffee bars. \$30,000
- 6. Every room in the house is wired for intercom, internet, speakers, volume & tuner control, & surround sound. All the decks are wired for speakers. \$6,000
- 7. 2 cantilevers in the kitchens & master suite to create more room and add architectural appeal; custom bull nosing on wall corners; bay windows in the dining and front master bedroom for more room and architectural appeal; raised ceilings and more windows in the dining and living rooms for enhanced ocean views; unique caddy corner (to provide better viewing throughout the living areas) framed entertainment center with raised (for extra seating and better viewing) gas fireplace (can heat entire floor in short time), custom built mantel and hearth with 42" flat screen TV above it. \$60,000
- 8. Every interior wall, ceiling and floor in every room has been insulated to deaden sound. \$3,000
- 9. Every bedroom and bathroom door is solid (vs. hollow) to deaden sound. \$1,000
- 10. The house is being sold as is. All appliances, linens, furnishings, electronics and kitchenware are included. It is ready for you or renters to move in. \$70,000

11. Other ocean front duplexes only have 1 crossover to the ocean. This one has 2.	\$5,000
12. There is an automatic heat and air cutoff system that will turn the HVAC off when a door is left open resulting in energy savings and humidity and mold reduction.	\$3,000
13. There are 2 large storerooms, not under heat and air, at the back of the garage that have a separate locked entrance, workbench, shelving and lighting.	\$2,000
14. The lot size, at 41,382 sq. ft., is almost an acre and about twice as big as other ocean front homes. Plus, the dune is substantial and was never breached during Hurricane Fran in 1996.	\$50,000
15. The house is producing rental revenue in excess of \$220,000 per year. It not only has been booked 100% during the peak months since it was built in 2007, but it also is being significantly being booked in all the non-peak months. Since it is the only 12 bedroom oceanfront house on the island, it has a secure market niche for large family gatherings, weddings, etc. But, it also can be rented as two 6 bedrooms. Value of extra not quantified.	_____
Total Extra Costs to build 392/4 NRIR	\$500,000
Divided by 5,364 sq. ft. = Extra Value, per sq. ft.	\$93

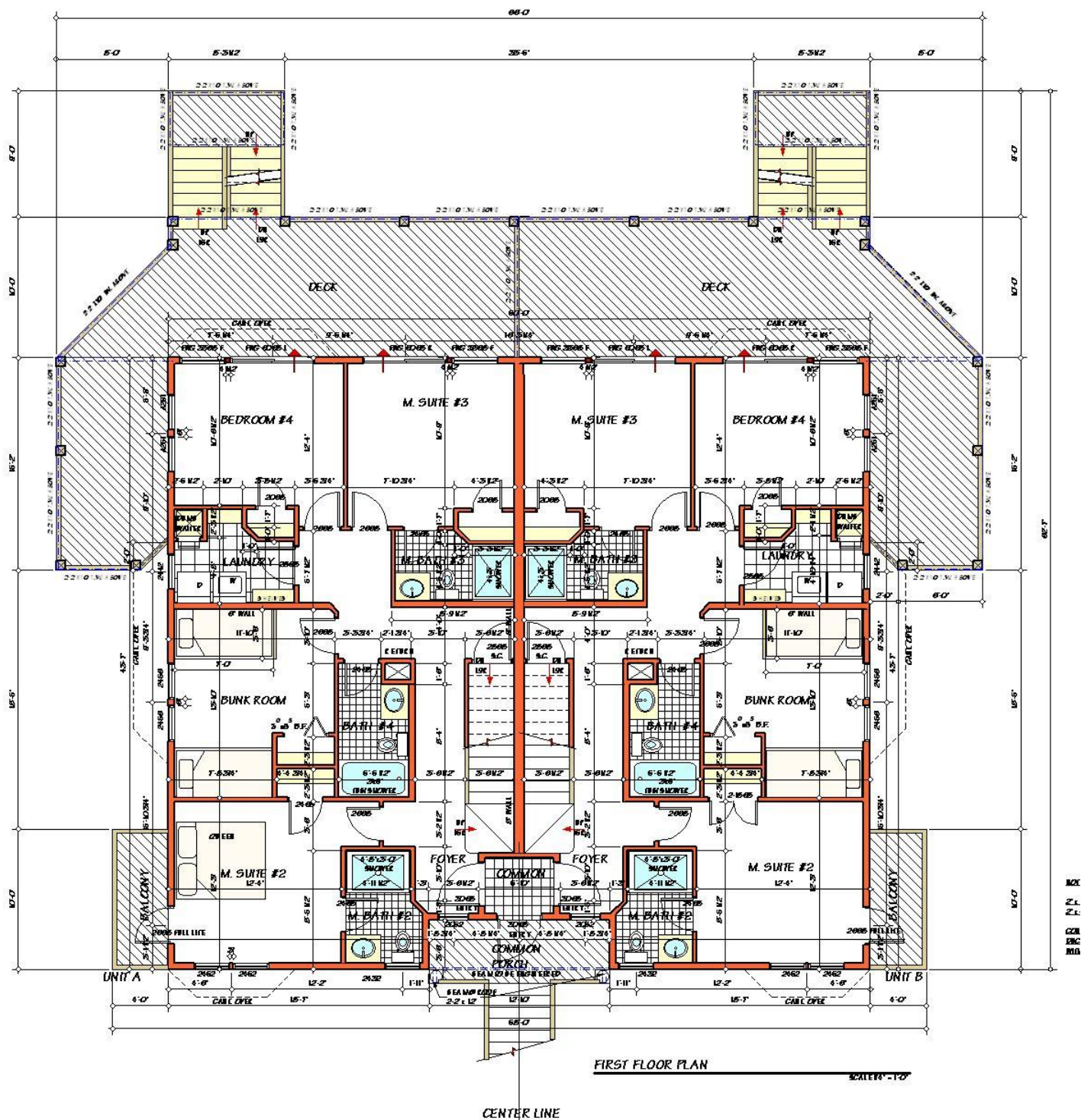
Note: Although not on the tax records, there are 2 large storerooms, on each side, under heat and air, carpeted, and sheetrocked, on the 3rd floor. This adds 364 sq ft of heated living space.

There are also 2 12 x 13 unheated locked store rooms on the garage level which are not included in the above sq ft.

The 4-door garage is deep enough to accommodate 2 small to average cars in each bay or a total of 8 cars.

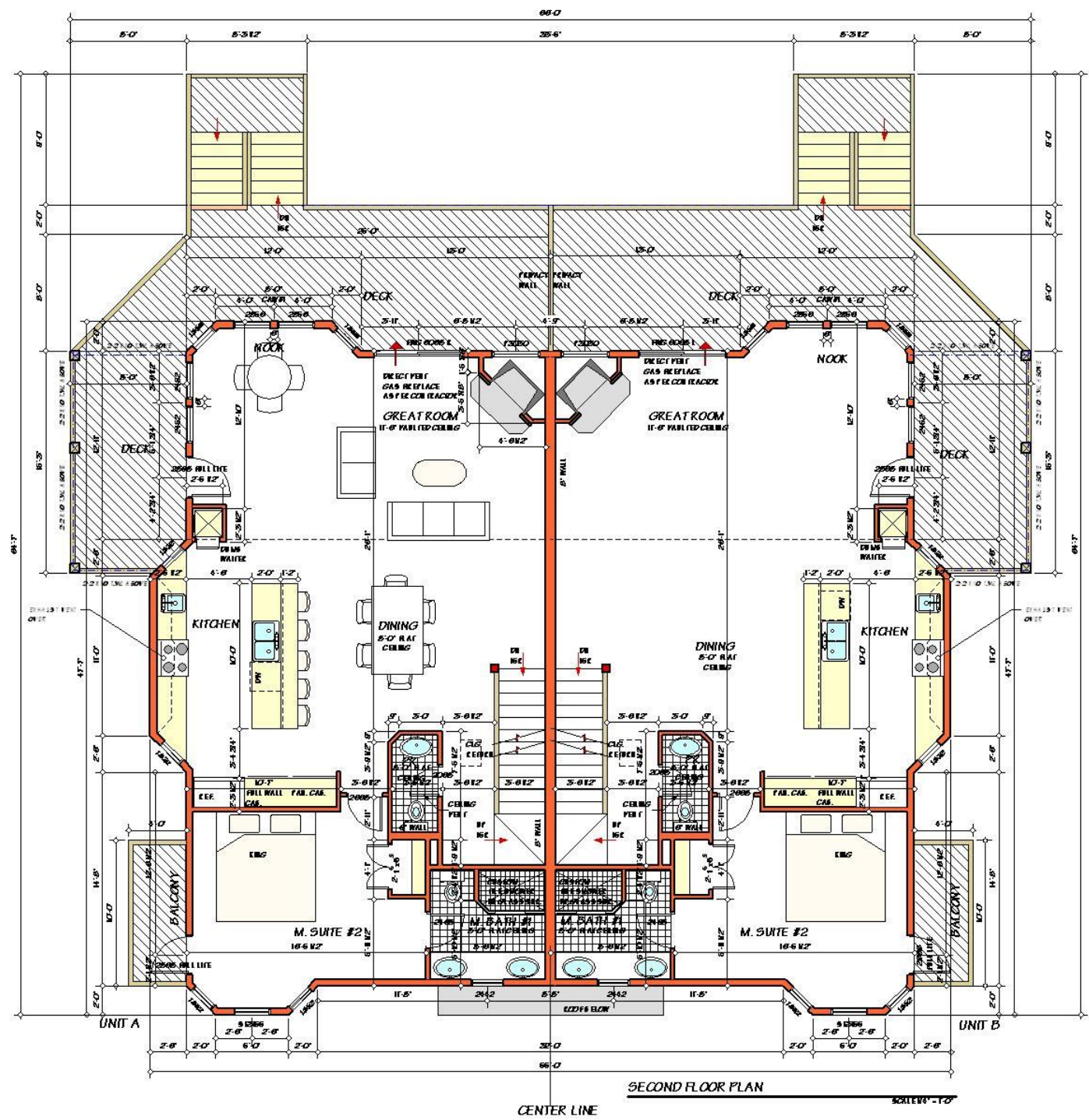
Floorplans

First Floor



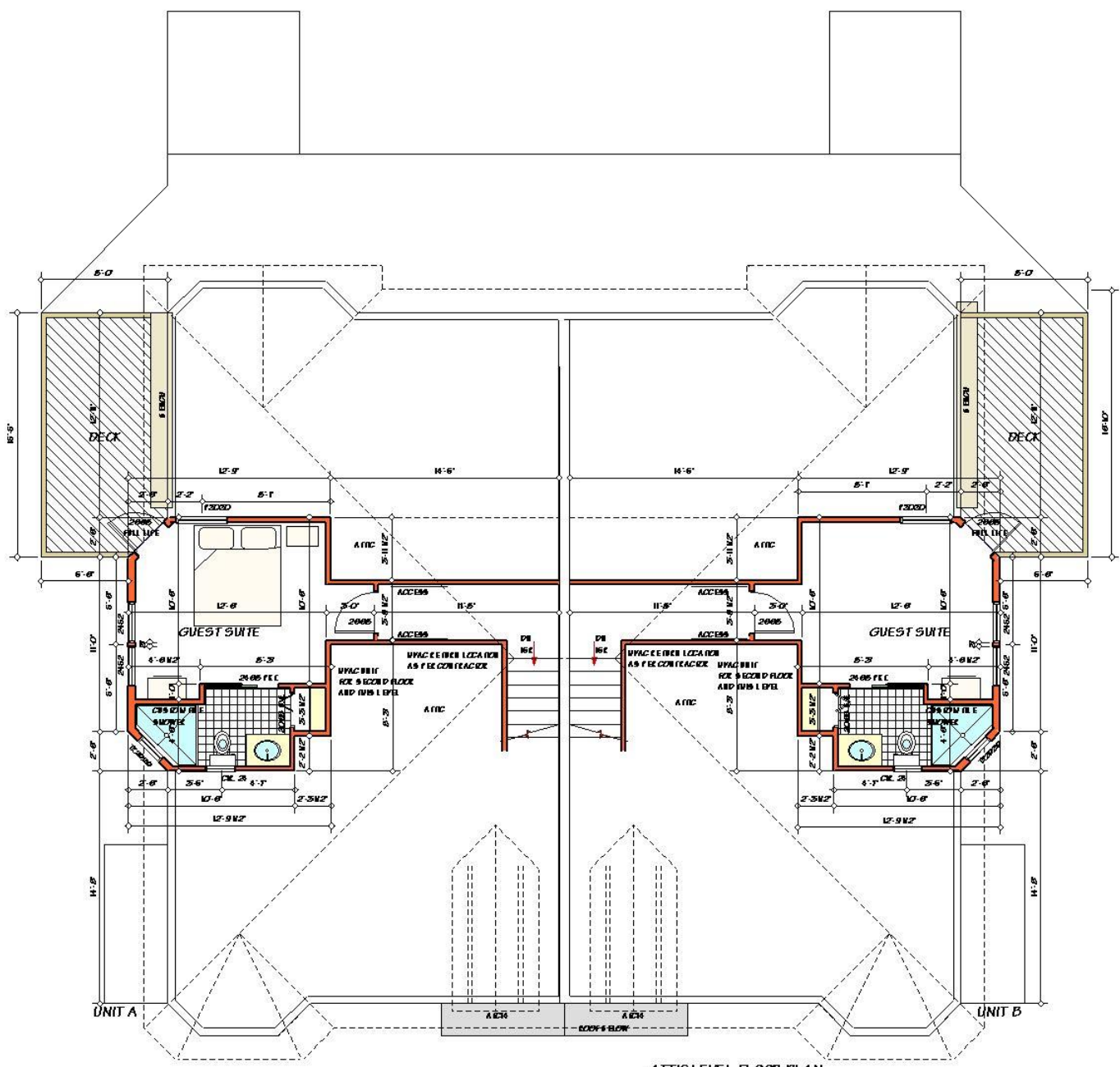
Floorplans

Second Floor



Floorplans

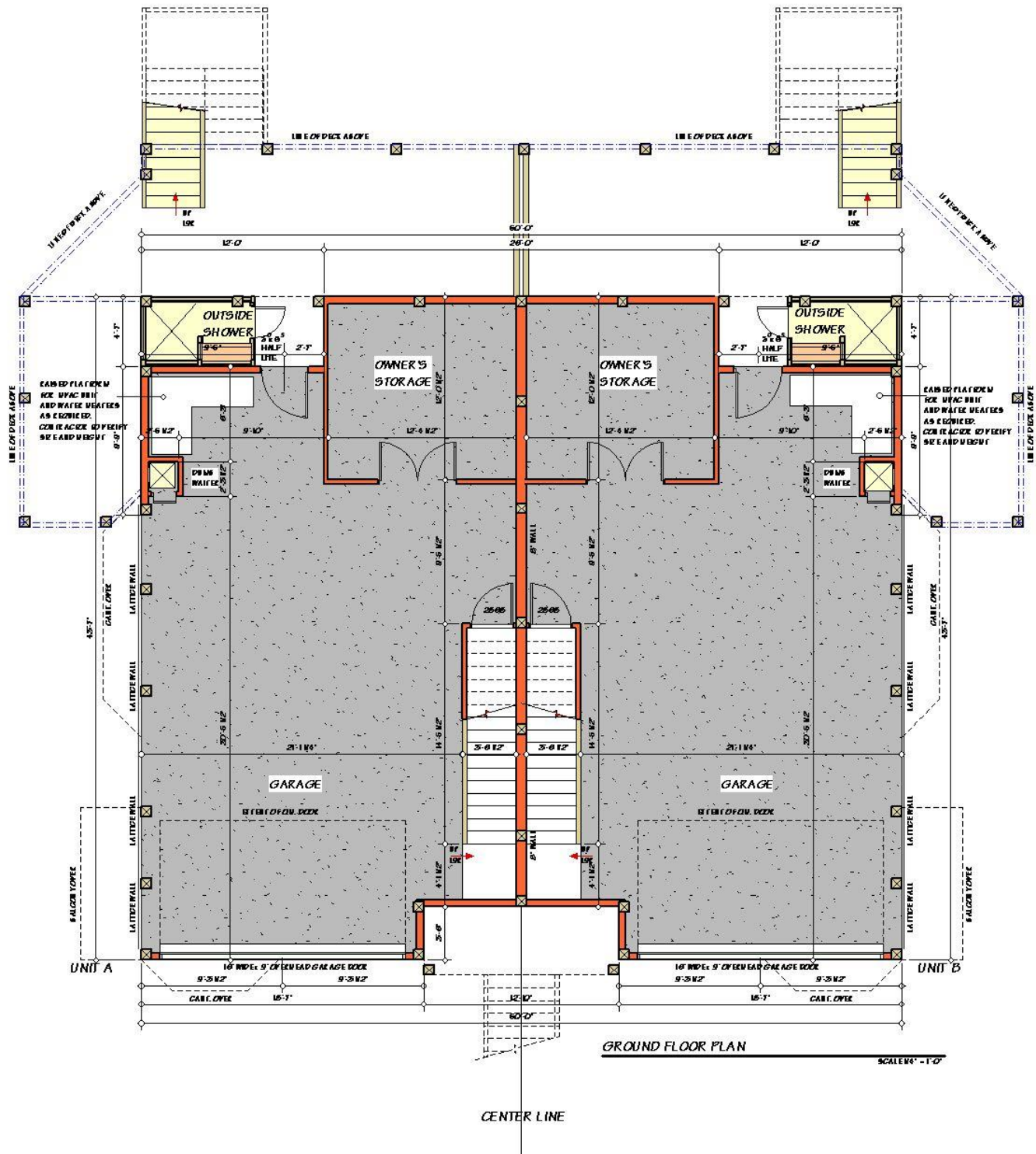
Third Floor



ATTIC LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

CENTER LINE

Garage Level



Floorplans

Conversion Plan

