

POMPANO RESIDENCE

Everstone Development, based in Florida, specializes in developing high-end residential properties, hospitality ventures, and niche real estate projects. The company is dedicated to creating bespoke developments that cater to luxury and specialized markets, enhancing property value while elevating community appeal.



LOCATION

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

An ultramodern project, Pompano, features 4,560 sq. ft. of living space and a total area of 7,183 sq. ft. This incredible waterfront home, designed to maximize the 75' wide waterfront lot, includes a dock for yachts or fishing. With 4 bedrooms, 4.5 baths, and a 3-car garage, Pompano exudes elegance, offering a state-of-the-art chef's kitchen and a spa-like master retreat. Located on the exclusive St. Petersburg Island of Coquina Key, it's just 7 minutes from the Downtown area, making it a truly one-of-a-kind type of investment.





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4,560 sq ft



4 Beds



5 Bath



Waterfront

POMPANO RESIDENCE

4441 Pompano Dr SE, St Petersburg



4,560 sq ft



4 Beds



5 Bath



1 Elevator



2 Stories



3(5) Garages



1 Pool

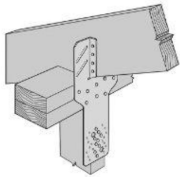


1 Pier

HURRICANE IMPACT-RESISTANT WINDOWS



STRONGER ROOFING



FIRST FLOOR ELEVATION



EVERSTONE
DEVELOPMENT

HURRICANE PROOF

4441 Pompano Dr SE, St Petersburg

HURRICANE IMPACT-RESISTANT WINDOWS

PGT's hurricane-resistant windows are engineered to endure repeated impacts and withstand hurricane-force winds, offering exceptional protection for homes and buildings. These windows provide reliable defense against potential damage, ensuring peace of mind during severe weather events. Notably, PGT windows are tested to withstand "Large Missile Impact," meeting Miami-Dade County ratings based on the ASTM E1996 standard. This rigorous test involves firing a 9-pound, 2x4 wooden stud at 50 feet per second (34 mph) to simulate the impact of a large missile.

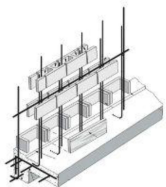
FIRST FLOOR ELEVATION

By elevating the first floor to a height of 10 feet, we significantly enhance our homes' ability to withstand hurricanes while complying with FEMA standards. This elevation reduces the risk of flood damage, as structures built above the Base Flood Elevation (BFE) are less likely to experience flooding. Homes built 1 foot below BFE may face insurance premiums of \$2,000 to \$4,000+ per year, while those built 1 foot above BFE often enjoy premiums of \$500 to \$1,000, demonstrating savings of 50% to 75%. Additionally, elevated homes offer increased safety during flood events, protecting utilities and personal belongings from damage. This design feature enhances airflow and drainage, crucial during severe storms, as seen with the Helena Hurricane, which caused a record surge of 7 feet 6 inches in Tampa Bay. In summary, constructing above the BFE provides financial, safety, and regulatory advantages that reduce long-term risks and costs associated with flooding, making our homes a resilient choice for homeowners.

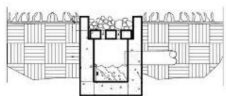
STRONGER ROOFING

Our roofs are made from high-quality, hurricane-resistant materials designed to withstand fierce storms. Engineered for high winds and heavy rain, they feature advanced elements that enhance structural integrity. A flat roof design eliminates loose elements that could be dislodged during high winds, further enhancing safety. Passing ASTM's toughest wind tests—110 mph and 150 mph—ensures reliable performance even in extreme conditions.

DURABLE BLOCK WALLS



EFFECTIVE DRAINAGE



EVERSTONE
DEVELOPMENT

HURRICANE PROOF

4441 Pompano Dr SE, St Petersburg

DURABLE BLOCK WALLS

Our homes feature reinforced block walls, providing superior strength and resilience against hurricane winds and flooding. Constructed with solid concrete blocks, these walls are designed to withstand extreme pressures, making them a vital component of our hurricane-resistant design. Block walls also offer excellent thermal insulation, contributing to energy efficiency and comfort. With proper waterproofing, they help prevent water intrusion, enhancing the home's durability during severe weather.

EFFECTIVE DRAINAGE

Our innovative drainage solution is crucial for minimizing flooding risks during hurricanes and heavy storms. By directing water away from the foundation, our systems help maintain structural integrity and prevent water damage.

LIGHTNING PROTECTION

Advanced lightning rod system effectively redirects lightning strikes away from the structure, minimizing the risk of fire and damage during severe storms. By providing a reliable safeguard against electrical surges, our lightning rods enhance the overall resilience of our homes, ensuring peace of mind during hurricanes and other inclement weather.



KITCHEN

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The chef's kitchen combines elegant design with top-tier functionality. Featuring premium appliances, a statement marble backsplash, and a spacious island with seating, it's perfectly crafted for both daily living and entertaining.



DINING

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The dining area is a sophisticated centerpiece of the home, featuring a marble dining table, designer lighting, and floor-to-ceiling windows that bathe the space in natural light. Open to the main living zones, it's perfect for both intimate dinners and elegant entertaining.



PRIMARY BATH

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The primary bath offers a spa-like retreat, with dual vanities, elegant marble surfaces, and a soaking tub framed by large windows. Thoughtful lighting and premium finishes create a serene, luxurious atmosphere.



PRIMARY SUITE

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The primary suite is a luxurious retreat, featuring a custom fireplace with marble surround, rich wood accents, and floor-to-ceiling windows that fill the space with natural light. A perfect blend of comfort and contemporary elegance.

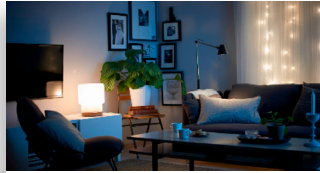


GUEST BATH

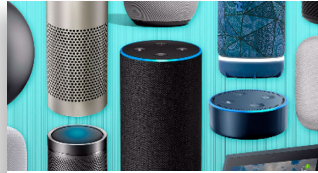
4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The guest bath is designed with modern elegance, featuring a floating marble vanity, backlit mirror, and sleek walk-in shower with floor-to-ceiling stone tile. A refined space that offers comfort and style for visitors.



**HOME
AUTOMATION**



AUDIO / VIDEO



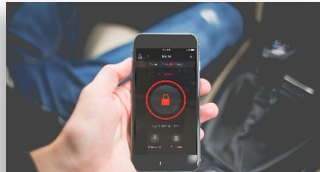
LIGHTING

SMART SOLUTIONS

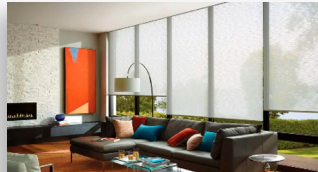
4441 Pompano Dr SE, St Petersburg

DESCRIPTION

Pompano Residence features an advanced smart home system for effortless living. Automated controls manage lighting, climate, security, and entertainment. Enjoy premium audio/video, smart window treatments, and high-speed networking, all seamlessly integrated for maximum comfort and convenience.



**HOME SECURITY
& SURVEILLANCE**



**WINDOWS
TREATMENTS**



NETWORKING



OUTDOOR LIVING

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The outdoor living spaces at Pompano Residence are designed for year-round enjoyment, seamlessly blending luxury with the natural beauty of the waterfront setting. The expansive pool area features a sleek geometric design, complete with an integrated spa for ultimate relaxation. Surrounded by lush tropical landscaping and elegant lounge areas, this space is ideal for entertaining or simply soaking up the Florida sun.



EXTERIOR LOOK

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The architectural design of Pompano Residence captivates from every angle. The front elevation welcomes you with bold geometry, natural stone detailing, and a meticulously landscaped entry framed by tropical palms and sculpted greenery. A wide driveway leads to the 3-car garage, while large panoramic windows emphasize the modern character of the home and flood the interiors with natural light.

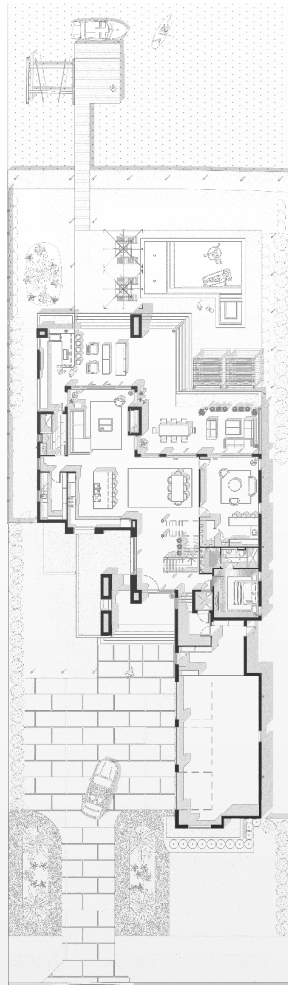


SITE PLAN

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

The thoughtfully designed site plan of Pompano Residence maximizes the full potential of its waterfront lot. The layout ensures a seamless flow from the front entry, through the open-concept living spaces, and out to the expansive outdoor entertainment areas. A private dock extends from the backyard, offering direct access to the water for boating and leisure activities.





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All renderings and images included are for visualization purposes only. Actual textures, colors, and materials used in the final construction may vary.

These visuals should not be considered as exact representations of the final product, but rather as artistic illustrations intended to convey the general appearance and design of the product.