

SHORE DRIVE RESIDENCE

7176

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

7176 Shore Drive S, South Pasadena

DESCRIPTION

This modern European design home on Shore Drive spans 4,428 sq. ft., with a total area of 8,008 sq. ft. It boasts of 5 bedrooms, 6 baths, a theater, pool, and a 4-car garage. Situated on the waterfront of South Pasadena, just 5 minutes from St. Pete Beach on the Gulf of Mexico, the residence offers breathtaking water views from nearly every room. The property also includes nearly 4,000 sq. ft. of outdoor decks and entertainment space.





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4,428 sq ft



5 Beds



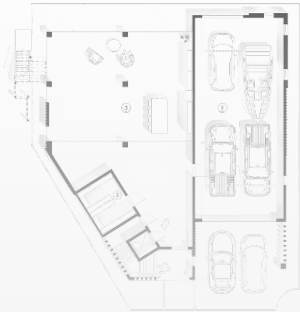
6 Bath



Waterfront

SHORE DRIVE

7176 Shore Drive S, South Pasadena



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



4,428 sq ft



5 Beds



6 Bath



1 Elevator



2 Stories



4 Garages



1 Pool

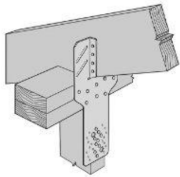


1 Pier

HURRICANE IMPACT-RESISTANT WINDOWS



STRONGER ROOFING



FIRST FLOOR ELEVATION



EVERSTONE
DEVELOPMENT

HURRICANE PROOF

7176 Shore Drive S, South Pasadena

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.

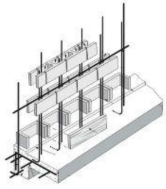
FIRST FLOOR ELEVATION

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.

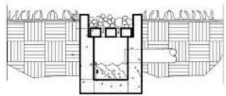
STRONGER ROOFING

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

7176 Shore Drive S, South Pasadena

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

7176 Shore Drive S, South Pasadena

DESCRIPTION

The spacious gourmet kitchen is designed with both elegance and functionality in mind. Featuring sleek two-tone cabinetry, premium stainless steel appliances, and a large central island with waterfall-edge marble countertops, this space is perfect for everyday living and entertaining. A built-in wine cooler and ample storage enhance the culinary experience, while warm wood flooring and soft ambient lighting create an inviting atmosphere. The open-concept layout seamlessly connects to the main living areas, offering a perfect flow throughout the home.



DINING

7176 Shore Drive S, South Pasadena

DESCRIPTION

The formal dining area offers a refined yet welcoming setting for gatherings and celebrations. Centered around an elegant dining table with seating for eight, the space features contemporary lighting and natural accents that enhance its sophisticated character. Floor-to-ceiling glass doors open to the outdoor living spaces, creating a seamless indoor-outdoor flow. Warm wood flooring and curated decor elements complete the room, providing a perfect backdrop for memorable dining experiences.



PRIMARY BATH

7176 Shore Drive S, South Pasadena

DESCRIPTION

The primary bathroom is a serene retreat, designed with spa-like sophistication. A freestanding soaking tub sits beneath natural light from the window, complemented by a spacious glass-enclosed shower. Dual vanities with warm wood cabinetry and elegant marble countertops provide ample space and style, while gold-accented fixtures and modern lighting add a refined touch. Subtle textured wall tiles enhance the atmosphere, creating a tranquil and luxurious environment for daily relaxation.



PRIMARY SUITE

7176 Shore Drive S, South Pasadena

DESCRIPTION

The primary suite offers a tranquil sanctuary, thoughtfully designed for comfort and relaxation. Centered around a plush upholstered bed, the room features soft neutral tones, natural light from dual windows, and refined furnishings including a cozy lounge bench and elegant vanity. Warm wood flooring and contemporary accents, such as the sculptural ceiling fan, enhance the serene atmosphere. Spacious and inviting, this suite provides a perfect private retreat within the home.



OFFICE

7176 Shore Drive S, South Pasadena

DESCRIPTION

The private home office is a bright and inspiring workspace, designed for both productivity and comfort. A large picture window fills the room with natural light and frames views of the lush landscape. The sleek wood desk with gold accents pairs elegantly with the ergonomic chair, while built-in shelving provides ample space for books and decor. Soft furnishings and natural textures create a warm, inviting atmosphere, making this office a perfect environment for focused work or creative pursuits.

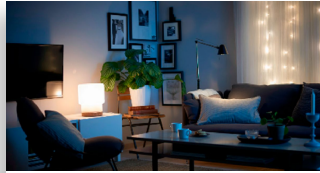


GUEST BATH

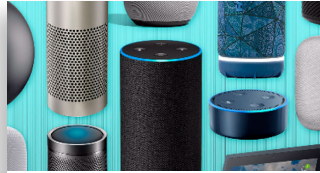
7176 Shore Drive S, South Pasadena

DESCRIPTION

The guest bathroom combines contemporary elegance with thoughtful design. Featuring a sleek vanity with natural wood tones, gold hardware, and a marble countertop, the space feels both refined and inviting. A large window fills the room with natural light, highlighting the sophisticated marble flooring and modern fixtures. Illuminated by stylish sconces and a backlit mirror, this bathroom offers a bright and comfortable experience for visiting guests.



**HOME
AUTOMATION**



AUDIO / VIDEO



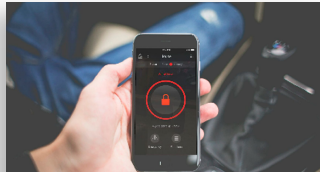
LIGHTING

SMART SOLUTIONS

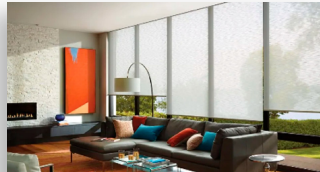
7176 Shore Drive S, South Pasadena

DESCRIPTION

Shore Drive 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



EXTERIOR LOOK

4441 Pompano Dr SE, St Petersburg

DESCRIPTION

This modern façade blends clean geometry with natural textures, featuring smooth stucco, warm wood accents, and expansive glazing. The rear elevation opens to a resort-style pool and lush greenery, creating a seamless indoor-outdoor living experience.



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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.