

REAL ALARM — CHEOY LEE



Builder: CHEOY LEE

Year Built: 2007

Model: Motor Yacht

Price: PRICE ON APPLICATION

Location: United States

LOA: 100' 0" (30.48m)

Beam: 22' 0" (6.71m)

Min Draft: 5' 10" (1.78m)

Cruise Speed: 18 Kts. (21 MPH)

Max Speed: 22 Kts. (25 MPH)

Our experienced yacht broker, Andrey Shestakov, will help you choose and buy a yacht that best suits your needs **REAL ALARM — CHEOY LEE** from our catalogue. Presently, at **Shestakov Yacht Sales Inc.**, we have a wide variety of yachts available on our sale's list. We also work in close contact with all the big **yacht manufacturers** from all over the world.

If you would like to buy a yacht **REAL ALARM — CHEOY LEE** or would like help answering any questions concerning purchasing, selling or chartering a yacht, please call **+1(954)274-4435**

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SPECIFICATIONS

Overview

MOTIVATED SELLERMAKE AN OFFER! REAL ALARM boasts a sophisticated exterior design, well appointed interior and a cockpit that has everything you need to enjoy a day of fishing. Her new owners and their guests are sure to be fully entertained. REAL ALARM is well maintained by a knowledgeable captain. OUTSTANDING FEATURES: Satin Finish on all interior wood On Deck Master Great interior volume Walk-around deck Large Aft Deck-perfect for entertaining Captain Maintained w/Open checkbook

Basic Information

Category: Motor Yacht

Sub Category: Tri-Deck

Model Year: 2007

Year Built: 2007

Country: United States

Cockpit: Yes

Dimensions

LOA: 100' 0" (30.48m)

Beam: 22' 0" (6.71m)

Min Draft: 5' 10" (1.78m)

Speed, Capacities and Weight

Cruise Speed: 18 Kts. (21 MPH)

Max Speed: 22 Kts. (25 MPH)

Displacement: 209475 Pounds

Water Capacity: 787 Gallons

Holding Tank: 333 Gallons

Fuel Capacity: 5148 Gallons

Accommodations

Total Cabins: 4

Total Heads: 5

Hull and Deck Information

Hull Material: Fiberglass

Engine Information

Engines: 2

Manufacturer: Caterpillar

Model: C-32

Engine Type: Inboard

Fuel Type: Diesel

DETAILED INFORMATION

Walk Through

REAL ALARM features one of the most practical layouts of any yacht built in her class. The popular on-deck master, a fishing cockpit, large aft deck, walk-around decks and sky lounge with hot tub bar are just a few of the plus features this yacht offers. The yacht's 22' beam maximizes the interior volume and gives the feeling of spaciousness.

Boarding from the swim platform, you enter the fishing/diving cockpit through a transom door. This cockpit features a large live-well located in the transom, 7 rod holders and 4 separate hatches accessing the large lazarette. The main transom door accesses the crew quarters and engine room and there is an additional access door to the bosun locker storage and equipment.

Dual spiral staircases lead up to the aft deck. The aft deck has a large bench seat aft, teak dining table, and additional chairs providing al fresco dining for up to 8. There is a wet bar with refrigerator and flat panel TV forward. Port and starboard wing doors access the walk-around decks forward. Entry to the salon is through a stainless framed sliding door. The salon is richly finished in raised panel mahogany woods with sapelle wood inlays. This area features a bar with ice maker, refrigerator, and wine chiller to starboard. There is a large 50" TV directly mounted in a cabinet aft of the bar for the salon lounge. The salon lounge has a large U-Shaped settee with coffee table.

Forward of the salon lounge is a large formal dining area with a round mahogany table and 8 chairs. There is an abundance of storage in the side buffets to both port and starboard. A Butler's pantry access is located to port and leads forward to the galley.

To starboard is the foyer leading to the day head, amidships entrance, staircase to sky lounge, and forward to the on-deck master.

The galley features Thermadore professional appliances including refrigeration and cooking equipment. The countertops are granite with deep dual well stainless sinks. There is abundant over and under cabinet storage, as well as a large pantry for dry storage.

The full beam master features a centerline, aft facing king berth, large cedar lined closets, a lighted vanity desk and drawer storage. Entertainment equipment includes a 36" Sony Bravia TV with Direct TV hook up and Panasonic hybrid phone system.

The master bath is finished in marble and granite stones. Access is via a spiral staircase to starboard and features a Jacuzzi tub, stall shower, toilet, dual his and her sinks.

Sky lounge access is via a large staircase from the entry foyer. The sky lounge has a raised observation seating area with a large settee and table looking forward over the

bow. There is also a stereo located in this area.

The pilothouse features a helm equipped with state of the art navigational electronics and communication equipment, cameras, two Stidd helm chairs. Aft is a large settee with coffee table, 42" TV, Direct TV hook up and stereo system. The bridge deck has an outside grill, settee, and unique hot tub with a bar and stools surrounding the tub. Aft of this area is the boat deck with staircase to aft deck, inflatable tender, chocks, davit, motorcycle and aluminum bracket. Also there is an ice maker and a refrigerator.

The guest staterooms are accessed by a staircase just forward of the formal dining area. This staircase leads to a beautiful lower foyer landing with the three amidships guest staterooms.

The VIP guest stateroom is forward with a king centerline berth, built in settee, drawer bank, cedar lined hanging locker, 42" TV with entertainment console and Direct TV hookup plus a large en suite bath with separate tub, stall shower, toilet, and lighted vanity with two sinks.

The second guest stateroom is located aft to port with an athwartship queen berth, drawer storage, TV entertainment, cedar lined hanging locker, bookshelf, and an en suite head with stall shower.

The third guest stateroom is a mirror version of the second with an athwartship queen berth, drawer storage, TV entertainment, cedar lined hanging locker, bookshelf, and an ensuite head with stall shower.

The crew quarters are located aft with transom access. There are two cabins: a captain's stateroom with a double berth, hanging locker, drawers, TV and en suite head and shower and a second crew stateroom with over-under crossing bunks, hanging storage, drawers, and an en suite head and shower.

This area also has a crew mess with dinette, microwave, refrigerator/freezer, and storage.

The engine room is accessed forward of the crew quarter.

Skylounge

- Teleflex/Hynautic hydraulic power steering
- Mathers/ZF single lever electric control w/2 remote plug-in stations with remote module on 25' lead. The remote module includes throttle, gears, bow and stern thruster controls with plug ins in bow, cockpit, and boat deck.
- Backup ZF remote control.
- Custom SS wheel
- Engine instrumentation and alarms

- Radar and Electronics Systems including Satellite TV systems and receivers
- Ritchie 5" compass with light, dimmer and cover
- Windshield defroster
- Windshield wipers with fresh water wash system
- Remote control for anchor windlass
- Programmable Logic Control
- Crown Ltd Mariner manual helm chair with high/low pedestal
- Halogen ceiling lights with control switches
- Carpet throughout except Amtico flooring on step up to helm
- L-shape settee
- Coffee table
- Sliding glass and stainless steel doors to boat deck
- Bench seat with storage
- Electrical panel and storage cabinets
- Custom cabinetry with pop up TV mounting system
- 42" TV, Sony receiver, Samsung DVD player, Direct TV receiver

Observation Lounge

- Raised U-shaped dinette settee
- Granite topped table
- Storage cabinets and drawers
- Stairways to pilothouse and main deck

Aft Deck

- Day head with shower and sink on the port side - Great for rinsing off after a swim or diving session!
- Molded fiberglass stairs to flybridge with hatch
- Adhesion style teak deck
- Fiberglass settees with upholstered cushions
- Crown Ltd teak table with custom inlay design mounted on stainless steel pedestals
- 3 x Teak deck chairs
- Stainless steel gates at stairs to cockpit
- Twin stairways to swim platform

- Overhead lights with control switch
- Storage cabinets
- Flat panel TV

Salon, Dining & Day Head

- Granite topped wet bar w/icemaker and liquor storage
- Staircase down to staterooms
- Stainless steel tinted tempered glass doors to aft deck
- Entertainment center w/pop-up TV
- Halogen ceiling lights control/dimmer switches
- Soffit and floor lighting with control switches
- Built-in settee with drop storage beneath and custom designed cocktail table
- Wood dining table w/built in Lazy Susan and eight chairs
- Dining buffet unit with built in U-Line wine cooler and refrigerator
- Pantograph door to starboard side deck in formal entry foyer
- Day head w/granite countertop and sole

Galley

- Thermador Professional appliances: 42" refrigerator w/ice maker, 5 burner electric range, dishwasher, microwave, warming drawer and oven.
- Butlers pantry with door to dining room
- 12" Broan Trash compactor
- Stainless steel double sink
- Faucet with removable sprayer handle
- Garbage disposal
- Granite countertops
- Smoke detector
- Halogen ceiling lights
- Under cabinet lights
- Storage lockers
- Pantograph door to port side deck
- Two Sky Lights
- Door for starboard entry from foyer

Master Stateroom

- King berth with storage drawers below
- 2 x Night tables with storage
- 36" Sony TV, Direct TV hook up
- Telephone jack
- Smoke detector
- Storage lockers
- 2 x cedar lined closets with automatic lights
- Built-in vanity desk with seat, storage drawers and mirror

- Built in safe
- Forward stairway to Master Bath
- Jacuzzi type bath tub & separate shower stall
- Headhunter electric head (fresh water flush)
- Upgraded sink faucets, shower and bath accessories
- Upgraded counter top to granite with two sinks, storage cabinet underneath
- Upgraded granite sole
- Upgraded granite walls and floor in shower
- Overhead skylight hatch
- Black out shades

Lower Deck Foyer

- Staircase from salon
- Granite sole
- Stewardess locker w/Maytag washer and dryer
- Indirect lighting in overhead vaulted ceiling
- Locker

VIP Stateroom

- King berth with storage drawers under
- Shoji screens
- 2 x Night tables
- Entertainment cabinet w/36" Sony TV
- Telephone jack
- Smoke detector
- 2 x Cedar lined closets
- Built in safe
- Upholstered settee
- En suite head w/jetted tub & separate shower stall

Guest Staterooms

- Mirror Port & Starboard Guest staterooms
- Athwartship queen berth with storage below
- Storage cabinets
- Shoji screens
- Upgraded wall coverings
- 2 x Night stands
- Dresser with storage locker

- Mirrored cedar closet with automatic light
- Entertainment cabinet w/23" TV w/Direct TV
- En suite head w/stall shower

Captain's Cabin

- Double berth
- Cedar lined hanging locker
- Carpet
- En suite head w/stall shower

Crew Lounge

- L-shaped settee with custom crew table
- Watertight door to engine room
- High quality vinyl flooring
- U-Line Combo Refrigerator w/ ice maker
- GE Upright Freezer
- Flat panel TV

Crew Cabin

- Upper and lower berths
- Smoke detector
- Cedar lined hanging locker
- En suite head w/stall shower

Mechanical

- Naiad 42 hp, 16" hydraulic bow thruster with single station control
- Naiad 36 hp, hydraulic stern thruster with single station control
- Hydraulic Thrusters powered by dual live "C" PTO pads on each main engine
- Naiad PTO pump for hydraulic windlass operation
- Naiad Roll Stabilizers with 9" fins and single station Multisea II control system in the pilot house
- Twin Caterpillar C32, 1652 hp diesel engines, fresh water cooled, electronic injection / governor, 24vDC starting
- Standard engine makers instrumentation
- Underwater exhausts, with bypass and fiberglass mufflers
- 2 x 40kW Northern Lights generators with hydrolastic mounts and sound shields

- Local mounted start/stop instrument panels for main engines and generators
- Centek combo generator mufflers, air/water separator type, with hull side outlet
- 220V AC reverse cycle chilled water A/C
- Engineered engine room ventilating system via air/water separators on hull side with automatic shut down devices on intake blowers
- Engineered fire protection system, consisting of manually and automatically actuated CO2 fire extinguishing system. Upon system actuation audio/visual alarms sound, blowers shut down and hull side ventilation inlet dampers are closed
- Power hydraulic steering system, including valves for optional autopilot installation
- Engine driven emergency bilge pumping system for engine room bilges
- Shurflo Lube Oil Exchange System, manifold and hoses to all engines and gear boxes
- Racor fuel filters for main engines, manifolded three per main engine
- Racor filters for generators, one each
- Vacuum gauges on Racor Fuel Filters for main engines
- Two 60 gallon water heaters, dual element, quick recovery type
- Accumulator tank for fresh water pressure system
- Cartridge style whole system water filter unit
- Sink with fresh water hose bib
- Sea Recovery SRC-AWC-1800 water maker (1800 gallons per day)
- Automatic sump pumps
- Automatic bilge pumps for each compartment
- Fuel management system consisting of fuel shut-off valves, fuel transfer pump with meter system and selector manifold
- Hart Tank Tender gauges for fuel, fresh water, black water and grey water tanks, pneumatic pump type
- Black water tank level indicator and high level alarm
- Black water system with Y-valve selector to allow direct discharge overboard or into holding tank. Macerator pump for pump out of holding tank direct over board, or to vented deck fitting for shore side disposal
- Groco bronze raw water strainers for all engines and sea water pump intakes
- Seacocks on all through hull fittings below the waterline
- Battery condition indicator
- Engineered sound vibration and noise attenuation system for engine room spaces consisting of lead tile sound barriers and Mylar faced synthetic lead-foam insulation covered with white painted aluminum perforated sheeting. Custom sound mounts for main engines, generators, engine room stanchions, head pumps/motors, air conditioning compressors and sea water cooling pumps
- Aquamet 22 or equal propeller shafts
- Stainless steel rudder blades
- Nibral propeller shaft struts
- Nibral propellers, 5 blade, class S, dynamically balanced
- Duramax cutlass rudder stern and rudder bearings
- PYI dripless shaft seals

- 110V AC explosion proof fluorescent lights
- Automatic 24V DC emergency lights
- Smoke detectors
- Telephone jack
- 110V AC outlets (2 single GFI) Watertight entrance door from crew quarters
- Watertight emergency escape hatch from engine room to guest staterooms
- Night Vision Camera (Flir)
- Upgraded water system with twin Headhunter Mach 5 domestic water pumps
- Dual AC feed water pumps (1 main, 1 back up)

Recent Mechanical

- **Work completed May 6, 2015**
- 3000 Service Hours
- Auxiliary Water Pump- Inspect/Replace
- Cooling System Water Temperature Regulator - Replace
- Crankshaft Vibration Damper - Inspect
- Engine Mounts - Inspect
- Engine Speed/Timing Sensors - Check/Clean/Calibrate
- Engine Valve Lash - Inspect/Adjust
- Engine Valve Rotators - Inspect
- Fuel Injector - Inspect/Adjust
- Heat Exchanger - Inspect
- Starting Motor - Inspect
- After Coolers - Inspect/Clean
- Heat Exchangers- Inspect/Clean
- Hoses/Clamps/Wiring Plugs- Inspect/Replace as needed
- Turbos- Inspect/Clean
- Run CAT Diagnostic Software and run injector test, check fuel pressure, and check diagnostics.
- Northern Lights 40 KW Generators Hours: Port: 3,615 Stbd: 3,597
- Fuel Injectors- Replace
- Compression Test
- Engine Valve Lash- inspect/Adjust
- Exhaust Manifold- Inspect/Torque bolts
- Exhaust Elbow- Replace with Stainless if Cast are in place.
- Electrical Connections- Inspect/Tighten
- Engine RPM- Inspect/Adjust.
- Raw Water Pumps- Inspect/Replace
- Coolant Pumps- Inspect/Rebuild.
- Thermostats- Replace
- Fuel Injection Pump- Inspect/Service
- Hoses and Clamps- Inspect/Replace

- Installed New 90,000 BTU Dometic chiller unit (6/2015)

Electrical Equipment

- 220/110V AC and 24/12V DC electrical panels, main panels in engine room and zone panels throughout vessel
- Isolation Transformer ACME 25KW M4100P12 100amp Service Single Phase in aft locker (2013)
- ACR 100 searchlight with remote control
- Halogen overhead light fixtures throughout
- Soffit and floor rope lighting
- Automatic wardrobe lights
- Emergency lights, 24V DC, automatic at loss of AC power, to incorporate floor and stairway lights and selected overhead lighting. Removable emergency flashlights in each stateroom
- 24V AC reading lights
- 110V AC receptacles in galley, heads, engine room and exterior are protected with GFI safety breakers
- Two banks of 24V DC, 210 amp-hour batteries for engines and ship service
- Emergency engine start battery parallel system
- Two sets of 12V DC, 175 amp-hour batteries for generator starting
- 12V DC, 20 amp battery charger
- One bank of 24V DC, 210 amp-hour gel batteries with 24V DC, 60 amp battery charger and 50 amp Vanner 12V DC power supply. 12 spare 24/12V DC circuit breakers in sub-panel for electronics use
- Two (2) Glendinning shore power Cablemaster systems, 230 vac, 100 amp with 110 ft. cables plus one (1) separate connection for additional 100 amp shore power service connection with 75 feet cable. System arranged on a split buss bar, one side dedicated to air conditioning supply, the other for all other services
- Telephone intercom
- Shore telephone inlet, with 120' cable located in transom locker
- Shore cable television inlet, with 120' cable located in transom locker
- Copper bonding system, connecting all through hull fittings and major metal components to exterior hull zinc anodes
- Isolation transformers (2x25 KVA) for shore power system
- Dynaplate grounding plate and strap to pilothouse and flybridge ground terminal boards
- Voltmeters and ammeters for supply circuits
- Generating set/shore power selector switches and shore power polarity indicator
- Lightning arrestor system
- LCD touch screen control/alarm monitoring system with audible and visual signals displayed on Programmable Logic Controller (PLC) located in pilothouse for generator low oil pressure, generator high temperature, high bilge level, and

smoke detectors (engine room, staterooms, galley, and salon). Security alarm sensors on all doors and hatches. Navigation light control and monitoring.

Electronics

- Furuno Nav Net Chart Plotter
- 2 x 15" Monitors
- Flir Infrared Camera
- Furuno GPS
- Icom VHF M-602
- 2 x Cat Displays
- Naiad Stabilization System with Datum Control
- Naiad Stern & Bow Thruster
- Stabilizer Controls
- ACR 100 Spotlight
- Maxwell 400 Anchor windlass w/remote bridge mounted control
- Simrad AP50
- Simrad Wind Direction and Speed
- Simrad Speed & Water Temperature
- MAXSEA Time Zero Marine Navigation Software on Toshiba Satellite Laptop interfaced with Furuno Monitor (2013)
- Iridium SAT Phone System w/cradle interfaced to KSU (2013)
- Iridium SAT Antenna (2013)
- Digital Cell Amplifier 4KSBR-50 w/antenna (2013)
- Simrad B122 Transducer (2013)
- Furuno Transducer 50/200KHZ 600W Depth, Speed, Temp (2013)
- Garmin GPS Map 5212 (2013)
- Garmin AIS 600 (2013)
- GXM51 Marine Weather/Audio Receiver (2013)
- Garmin GMX 1206 XHD kit 6ft. Array & 12KW Radar (2013)
- Garmin Transducer 1KW / Garmin GSD 24 Sounder (2013)
- Wirie Pro Marine Wifi & xG System w/Long Range Antenna (2016)

Deck Equipment

- All hardware chrome on brass, 316 stainless steel or anodized/painted aluminum
- Maxwell VWC-4000 Hydraulic anchor windlass with ½" chain cathead and rope capstan, deck pipe and chain stopper. Local controls with remote in pilothouse
- 400' of ½" high test galvanized chain
- Fresh water anchor wash down
- Buell twin trumpet air horn
- 8 x Stainless steel mooring bollards

- Boarding gates port (2) and starboard (2)
- Adhesion style teak decking on aft deck, steps to cockpit, cockpit and steps to boat deck
- Day head with shower on the aft deck port side entry
- Port and Starboard wing doors
- Foredeck storage locker for fenders and lines
- Ship Bell

Sundeck

- Hatch and stairs to aft deck with stainless steel gate
- Painted fiberglass lockers for sink with cold water faucet, fresh water wash down hose bib
- Hydraulic davit upgraded to Steel Head 1,800 lb., with standpipe, power rotation and 9.5' to 12' powered extension
- Custom four person hot tub (Jacuzzi type) incorporating a bar plus four bar stools
Painted fiberglass bar top and hinged 2-piece hard-top for jacuzzi
- Double Jenn-Aire electric barbecue grill with safety switch
- Settee with upholstered cushions and storage under
- Stainless steel rails around sides of sun deck
- Scuppers and drainage system for water to lower deck
- Backing plates in the deck for future dingy and jet ski storage. Custom Aluminum Motor Cycle Bracket located aft Davit. Motor Cycle: Honda Rebel 250cc 2012
Purchased: 6/27/2013

Cockpit

- Adhesion style teak deck
- Custom Bait Tank
- 7 x Rod holders in cockpit
- 9 x Custom Aluminum Fishing Rocket Launchers
- 2 x RUPP 16ft. outriggers (2013)
- Blue Water Fighting Chair - located center cockpit (2013)
- Additional Fuel tank aft under the cockpit, 990 US Gallons
- Custom S/S railing in cockpit
- Transom aft boarding door to swim platform
- Stainless steel swim ladder with teak steps
- Locker for shore power, TV and telephone inlets
- Transom access to crew quarters
- Storage locker
- Port Locker Aft: Dive Compressor MAX-Air 35 E1 Single Phase 230VAC 60HZ (2013)

Interior Upgrades

- Upgraded Interior Décor package accent woods including Sapele wood inserts in doors and use of accents throughout
- Upgraded FABRICA carpet and sound attenuation pads throughout vessel
- Décor package installed with upgrades, linens, soft goods, shades and art work
- Satin Nickel trim on all cabinet push latches
- Custom designed balustrade for all staircases and room divider between salon and dining room
- Sapele wood accents throughout the interior of the vessel
- Upgraded headliners to Majilite Nova Suede throughout the vessel
- Upgraded wall coverings to Majilite Baby Ostrich throughout
- Upgrade granite inserts in wood treads on stairs to Observation Deck and Pilothouse
- Upgrade main foyer floor to granite
- Granite inserts in granite flooring
- Vimar wall plates upgraded to satin nickel
- Installed TV's, DVD players and stereo sound systems including speakers

Construction

- Double bottom fiberglass fuel, fresh water and holding tanks
- Fiberglass rub rail with stainless steel capping
- Tinted (except in pilothouse) tempered glass windows, utilizing high strength, adhesion style window system
- AwlcraftT 2000 exterior finish (Off White with Black trim)
- Awlgrip non-skid exterior decks
- Anti-foul bottom paint
- Deep Sea150W HID Thru Hull Sea Lite, 316 S/S with Titanium Thru Hull
- Deep Sea thru Hull Sea Cam, Underwater Camera

Owner's Manual

Vessel supplied with a list of major equipment, serial numbers and manufacturers' contact details. Manufacturer equipment manual will be supplied as available. Drawings for major systems, safety, and docking plans are supplied on CD.

Remarks

REAL ALARM offers the volume and space of a much larger yacht at a great price.

A unique vessel that offers an answer to for almost every style of use an owner would

wish. From the on deck master comparable to a 130' yacht to the formal dining, large aft deck plus the cockpit of a yacht fisher, this yacht does it all.

She has enjoyed great care and shows it. Do not make any purchase decision without first viewing REAL ALARM.

Exclusions

Exclusions to include, but not limited to, owner and crew's personal belongings. If requested at time of sale, a list will be provided.

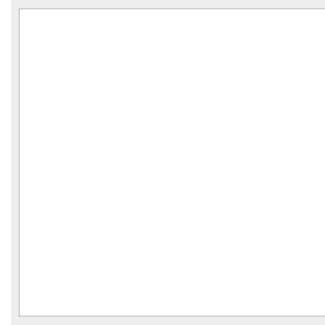
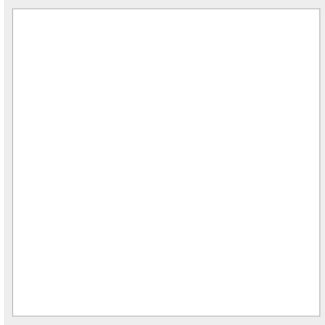
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Owner's personal belongings.

Disclaimer

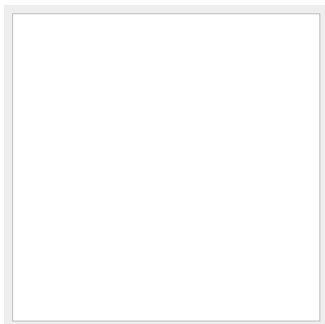
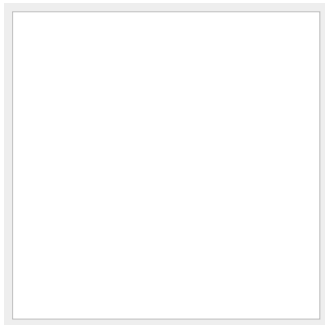
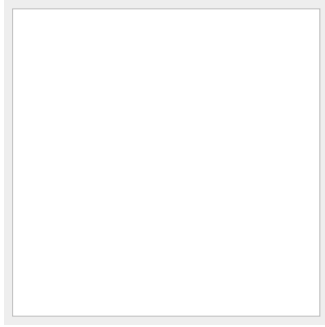
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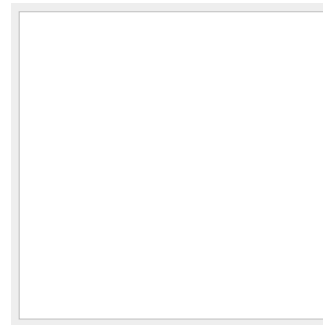
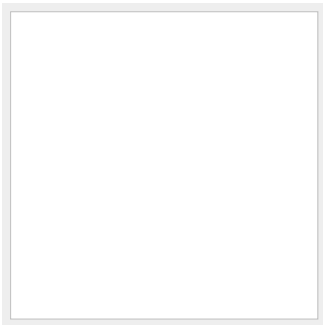
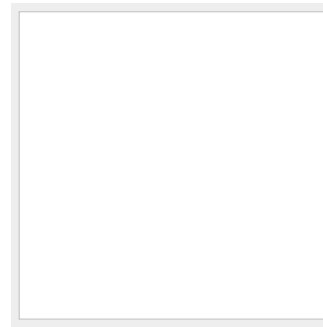
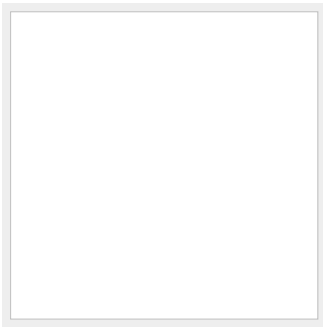
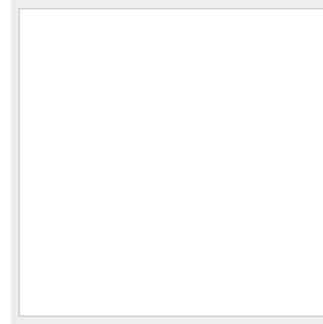
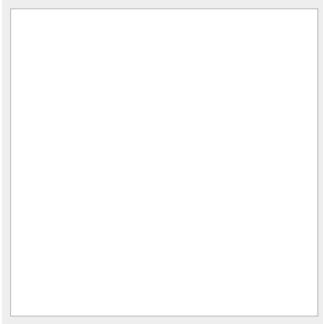
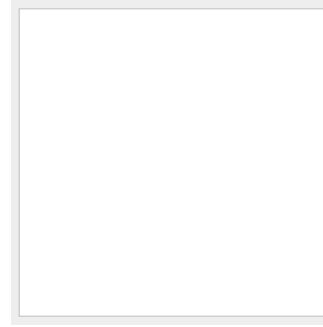
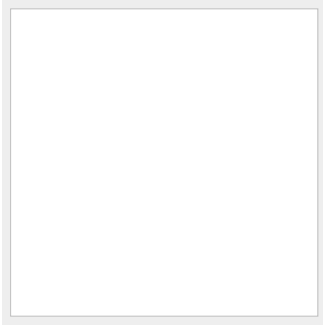
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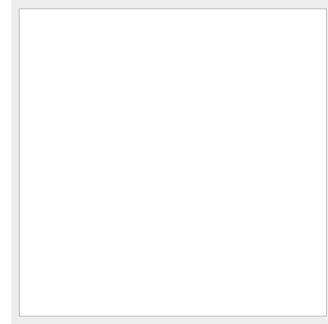
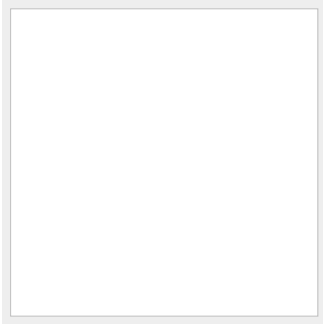
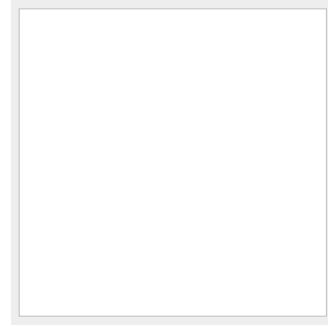
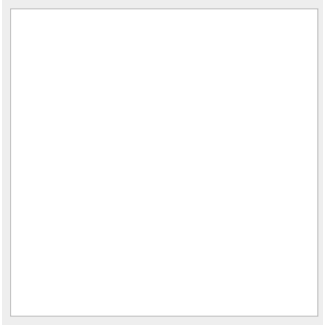












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